

REDEVELOPMENT PLAN

for

REDEVELOPMENT PROJECT AREA

NO. TWO



CITY OF CARSON

CITY OF CARSON

CALIFORNIA

REDEVELOPMENT PLAN

FOR

PROJECT AREA NO. 2

Prepared by the
COMMUNITY DEVELOPMENT DEPARTMENT

Unofficial Text

Revised

December, 1982

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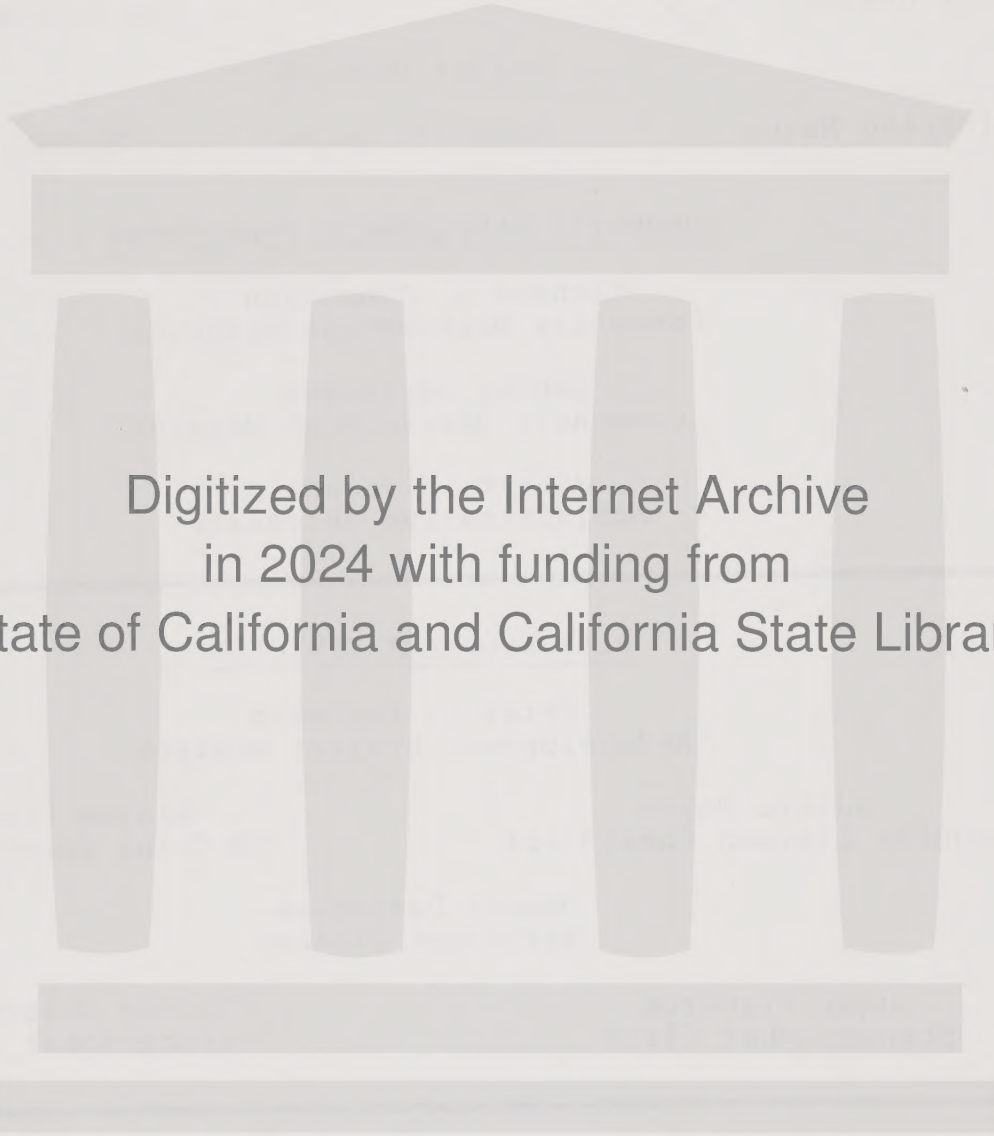
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PART I - TEXT
REDEVELOPMENT PROJECT NO. 2

UNOFFICIAL TEXT

Redevelopment Plan
For
Project Area No. 2

I. INTRODUCTION

The Redevelopment Plan for Project Area No. 2 consists of Part I (Text) and Part II (Maps). This plan has been prepared by the Carson Redevelopment Agency, City of Carson, California, pursuant to the Community Redevelopment Law of the State of California, the California Constitution and all applicable local laws and ordinances.

The Plan was adopted on February 11, 1974, (Ordinance No. 74-295) after due notice and public hearings and upon the recommendation of the Planning Commission and the Project Area Committee. The Plan was amended on December 16, 1974 (Ordinance No. 74-324) to incorporate an additional area and to adopt the specific land use plans for the northern and southern residential areas after due notice and public hearings and upon the recommendation of the Planning Commission and the Project Area Committee.

During the updating of the City's General Plan in 1980 and 1981, the Redevelopment Plan for Project Area No. 2 was also revised to include all land uses and zoning changes which occurred since December 6, 1974. The revisions were adopted by the City Council on December 21, 1981 (Resolution 81-580).

The official text of the Plan and Amendments, as adopted on February 11, 1974, and subsequently amended may be obtained in the Office of the City Clerk/Agency Secretary, City of Carson, 701 E. Carson Street, Carson, California 90745, (213) 830-7600. In addition, a map insert is also available in the Community Development Department.

II. HISTORY OF PROJECT AREA

The planning process for Project Area No. 2 began when Resolution No. 73-145 was adopted designating the survey area on July 23, 1973. This survey area was later amended by Resolution No. 73-050 on October 15, 1973 to expand the northern neighborhood residential area.

The original plan was then approved on February 11, 1974 with the approval of Resolution No. 74-9 and Ordinance No. 74-295 adopted on February 19, 1974. At this same time a study was still underway in regard to the specific land use plans for the northern and southern residential areas. After due notice, numerous neighborhood meetings and the required public hearings, the plan was amended on December 16, 1974 to incorporate the selected specific land use plans for these two areas. This was done with the adoption of Resolution No. 74-66. At this time, Ordinance No. 74-295 was also amended by Ordinance No. 74-324 (January 20, 1975).

In 1979, the Agency's Consultant, "Urban Projects, Inc.", undertook a major study -- Project Area No. 2 Action Plan -- to review activities that remained unfinished. On February 5, 1979 the Agency adopted Resolution No. 79-6 which amended the language to the specific plans of the northern and southern residential neighborhood areas. As required, the Council also approved this amendment with the adoption of Resolution No. 79-019 on February 20, 1979.

On July 21, 1980, to bring consistency to the Plan and to incorporate the wishes of the residents in the East of Avalon area of the southern neighborhood, Resolution No. 80-63 was adopted which changed the area's land use from industrial to residential (single family).

In 1980 the City began the process of updating the General Plan. Also at this time an amendment to the Redevelopment Plan was also undertaken which updated the plan activity language and included all land use and zone change cases. These revisions were adopted on December 21, 1981 with the approval of Resolution No. 81-580.

On December 6, 1982 a Public Hearing was held and the City Council adopted Ordinance 82-628 amending the project area to include the Village Center Shopping Center and the Avalon Greens housing development. (See Part XIII.)

The following is an update of the Agency's December, 1982 report submitted to the State Controller as part of the Agency's annual report. It includes the Agency's activities from 1974 to 1981 in Project 2.

Redevelopment Project No. 2, a 700 acre area established February, 1974, containing two residential neighborhoods and an industrial park.

Major Improvements/Development:

Northern Neighborhood

- o Acquired property and relocated eight families and constructed a new street running north and south between Jay and 223rd Street. Street named after early settler, Ben Cluff.
- o Acquired property, relocated four families and constructed a new street running north and south between Jay and 222nd, later named Beck Street.
- o Constructed Wilmington Avenue storm drain. Project was undertaken in accordance with agreement with major industrial park owner (Watson Land).
- o Elected to abandon the acquisition of Hunter Woodworks, a large manufacturer of wood pallets. Manufacturer has since constructed a new facility less than a mile from old site, relocated without assistance and vacated the old site. Parcel is now up for sale.
- o Completed Joel/Renton Street drain. Project was necessary to remove water from new residential tract and neighborhood.
- o Acquired nonconforming industrial use properties, relocated businesses and developed City's 12th park on a nine acre site. Dedicated John D. Calas Sr. park in November 1981. Also agreement was reached with DWP to landscape right-of-way for park use.
- o Acquired designated residential and industrial properties, relocated owners, cleared and assembled land and then conveyed it to a developer (Toman Co.) for the construction of 74 single family dwelling units. Units sold for \$75,000 to \$94,000 and all units have been occupied since August, 1980. Developer undergrounded all utilities during installation and did off-site improvements in the area. 40% of units occupied by former displacee or Project residents; 70% of minority background.
- o Acquired 27 residential units, relocated the occupants and then widened 223rd Street from Lucerne to Cluff Street. Remnant parcels along the north side of the street were donated to the adjacent property owners.

- o Assisted residents south of the new residential development by removing old rear yard walls. New tract wall made existing walls unnecessary; thus, a possible hazardous condition was eliminated.
- o Improved streets, installed sidewalks, improved drainage, and installed parkway trees where necessary throughout the neighborhood.
- o Constructed the Spicer-Renton wall to improve a block long area. Property owners on the north side of the street petitioned agency for project to be undertaken.

Southern Neighborhood

- o Completed Fries/Realty Street storm drain for the area.
- o Widened Avalon Boulevard from Sepulveda to Bonds Street, which included the construction of a widened railroad crossing and a buffer block wall to block the view of existing railroad tracks.
- o Assembled the land for the development of 57 single family dwelling units which sold for \$63,500 to \$75,000. Units have been occupied since September, 1979. Required acquisition of 52 homes, 13 commercial uses and 1 church, subsequent relocation and site clearance.
- o Reconstructed and improved area streets around the four block residential neighborhood west of Avalon Boulevard. Involved were five streets and improving the cul-de-sacs of two. Sidewalks as well as parkway trees were also installed as needed.
- o Improved and relocated the waterline serving the area where the 57 new dwelling units were constructed. Overhead utility lines were also relocated and undergrounded to give the newly restored area an uncluttered look.
- o Constructed a neighborhood parking lot to serve the area and specifically the customers of a neighborhood restaurant.
- o Entered into an agreement to dispose of a surplus parcel adjacent to another neighborhood restaurant. Developed a three party agreement that resulted in the construction of a parking lot and a long term lease agreement between the developer and operator of the restaurant. Project completed in the summer of 1981.

- o Constructed Broad and East Streets which improved area and resulted in adjacent industrial development by large insulation firm.
- o Rezoned the East of Avalon area from light industrial to single-family residential thereby eliminating the need for residential displacement. Rehabilitation loan and grant program developed to assist residents in improving their dwellings and the appearance of the neighborhood.
- o Completed the landscaped medians including signage along Wilmington Avenue and Sepulveda Boulevard and the design and reconstruction of neighborhood streets in the East of Avalon area. Work is soon to be underway. The utilities are being relocated from the alleys, and the alleys have vacated.

Other Agency Activities

- o Appraised remaining parcels in Moine Tank Farm area for acquisition. Just compensation offer presented to property owners. Relocation assistance being provided for the relocation of gasoline storage tank business. Site has been designated for a park. The Master Plan process is underway currently.
- o Constructed Moneta Street drain and improved the street which borders the Moine Tank Farm area.
- o Improved Scott Park. Constructed swimming pool, locker rooms, tennis courts, and improved the lighting system.
- o Assisted property owners of both neighborhoods by providing rehab loans and grants using block grant funds. New program of assistance using Agency funding has also been committed to assist first the East of Avalon Area, then other City areas.
- o Sold mortgage revenue bond issue to finance the purchase of residential development in the Redevelopment Project No. 2. The \$9.9 million issue made possible the financing of the residential units at 8.4% at a time when prevailing interest rates were much higher.
- o Amended Project 2 to include Avalon Greens housing development. Approval to issue \$24.3 million in SB99 Mortgage Revenue bonds has been given by Agency to assist purchasers of 300 one and two bedroom rehabilitated condominium units from Hotel del Coronado Corporation.

- o Under design now are major street/drain improvement projects on 223rd/Bonita, 223rd/Wilmington, and in the Banning Street area east of the Southern Neighborhood. The City Corporation Yard is also budgeted in Project Two.

III. LIST OF ORDINANCES AND MAJOR AMENDMENTS (including list of major policies) - Project Area No. 2

Plan

- A. Resolution 73-145, 7/23/73 - Designated Survey Area.
- B. Resolution 74-9, 2/11/74, Approved Plan and EIR.
- C. Ordinance 74-295, 2/19/74, Approved and Adopted Plan.
- D. Resolution 74-66, 12/16/74, Approved Amendment #1 to Plan - Boundary Change, added Lauder Street to Northern Neighborhood.
- E. Ordinance 74-324, 1/20/75, Amended Ordinance 74-295 to approve Amendment #1 - Boundary Change - Lauder Street.
- F. Agency Resolution 74-66, 12/16/74, Amendment #2 Adopting Specific Plans for Northern and Southern Neighborhood.
- G. Council Resolution 74-224, 12/9/74, Amendment #2 Adopting Specific Plans for Northern and Southern Neighborhood.
- H. Agency Resolution 79-6, 2/5/79, Amendment #3 to Specific Plan of Northern and Southern Neighborhood (Action Plan).
- I. Council Resolution 79-019, 2/20/79, Amendment #3 to Specific Plan of Northern and Southern Neighborhood (Action Plan).
- J. Agency Resolution 80-63, 7/21/81, Amendment #4 - changed Specific Plan of Southern Neighborhood (East of Avalon).
- K. Council Resolution 80-160, 7/21/80, Amendment #4 - changed Specific Plan of Southern Neighborhood (East of Avalon).
- L. Agency Resolution 81-580, 12/21/81, Amendment #5 (Text, General Plan Update Changes).
- M. Council Resolution 81-253, 12/17/81, Amendment #5 (Text, General Plan Update Changes).
- N. Council Ordinance 82-628, 12/6/82, Amendment to Project 2 (Avalon Greens)

Owner Participation

- A. Resolution 74-003, 1/7/74, Approved Preference Rules Governing Re-Entry of Business.
- B. Resolution 74-004, 1/7/74, Approved Owner Participation Rules.

- C. Resolution 75-39, 5/5/75, Repealed 74-003 and then re-approved same language but added owner/tenant participation guidelines.
- D. Resolution 75-61, 4/28/75, Owner Participation Agreement with Watson Land.

Acquisition/Relocation

- A. Resolution 74-13, 3/4/74, Adopted Rules and Regulations regarding Relocation Assistance and Acquisition Policies.
- B. Resolution 75-40, 5/5/75, Amended 74-13 to revise acquisition policies.
- C. Resolution 75-85, 8/4/75, Made Determinations and Assurances regarding Replacement Housing.
- D. Resolution 75-118, 11/3/75, Amended 75-40 re acquisition policies.
- E. Resolution 77-13, 2/7/77, replaced 74-13 as amended by adopting revised rules and regulations regarding relocation and acquisition of real property.
- F. Resolution 77-86, 11/20/77, amended 77-13 in regards to acquisition policies.

Design/Development

- A. Resolution 74-52 (Agency) and 74-194 (Council, 10/21/74, approved implementation of design and development standards.
- B. Resolution 75-591, 4/28/75, approved Industrial Park Performance Standards.
- C. Resolution 75-60, 4/28/75, amended 74-194 to allow for modifications when Owner Participation Agreements are in effect.
- D. Resolution 76-027 (Council) and 76-16 (Agency), 4/15/76, to supersede 74-52 to allow for inclusion of residential property.
- E. Resolution 81-39, 5/18/81, amended design review procedures.
- F. Resolution 81-108, 5/18/81, exempted Watson Land from Resolution 81-39.

Policies

- A. Rental Policy, 9/15/75.

PART I - TEXT
REDEVELOPMENT PROJECT NO. 2

UNOFFICIAL TEXT

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IV. GENERAL DEFINITIONS

The following references will be used in this Plan unless the context otherwise requires:

- A. "Agency" means the Carson Redevelopment Agency, City of Carson, California.
- B. "City" means the City of Carson, California.
- C. "County" means the County of Los Angeles, California.
- D. "Map" means the Redevelopment Plan Map for Project Area No. 2 (Part II herein).
- E. "Owner" means any individual or entity owning "real property" as defined herein.
- F. "Person" means any individual or any public or private entity.
- G. "Plan" means the Redevelopment Plan for Project Area No. 2.
- H. "Planning Commission" means the Planning Commission of the City of Carson, California.
- I. "Project" means any undertaking of the Agency pursuant to this Plan.
- J. "Project Area" means the area included within the boundaries of Project Area No. 2.
- K. "Project Area Committee" ("PAC") means the Project Area Committee for the Project Area No. 2.
- L. "Real Property" means land, including land under water and waterfront property, buildings, structures, fixtures and improvements on the land, and property appurtenant to or used in connection with the land, every estate interest, privilege, easement, franchise and right in land, including rights-of-way, terms for years, and liens, charges or encumbrances by way of judgment, mortgage or otherwise and the indebtedness secured by such liens.

- M. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000 et seq.).
- N. "State" means the State of California.

V. PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated on Map I. The map includes the boundaries originally adopted in February, 1974, and the amended area adopted in December, 1974. No changes have since been made in the boundaries. The legal description included in this Section includes the boundaries as amended.

The legal description of the boundaries of the Project Area is as follows: All the real property in the City of Carson, County of Los Angeles, State of California, within the following described boundaries:

DESCRIPTION OF BOUNDARIES OF REDEVELOPMENT PROJECT AREA NO. 2 PARCEL 1

Beginning at the intersection of the southeasterly line of Wilmington Avenue with the southwesterly line of the Los Angeles County Flood Control District Dominguez Channel right-of-way; thence southerwesterly along said southeasterly line of Wilmington Avenue to the south line of East Sepulveda Boulevard; thence westerly along said south line to the east line of East Street; thence southerly along said east line to its intersection with the center line of Deloras Drive, being also the south line of the City of Carson boundary; thence westerly along said center line and its westerly prolongation to the intersection with the west line of Fries Avenue; thence northerly along said west line to the north line of Tract No. 19109 (M.B. 539/20-22); thence westerly along said north line to the west line of Factory Center (M.B. 23/18-19); thence northerly along said west line of said aforementioned Factory Center to the south line of Lot 136, of said aforementioned Tract No. 19109; thence westerly along said south line to the easterly terminus of that certain 20-foot wide alley lying southerly and being contiguous to Lots 135 and 136 of said Tract No. 19109; thence westerly along the east and south lines of said alley to the west line of said Tract No. 19109; thence northerly along said west line to the intersection with the north line of Sepulveda Boulevard; thence easterly along said north line of Sepulveda Boulevard to its intersection with the west line of Avalon Boulevard; thence northerly along said west line to the intersection with the westerly prolongation of the south line of Tract No. 28402 (M.B. 716/17-25); thence easterly



along said south line to the intersection with the southerly prolongation of the west line of Banning Boulevard; thence northerly along said west line of Banning Boulevard and its southerly prolongation to the north line of said aforementioned Tract No. 28402; thence westerly along said north line and its westerly prolongation to the west line of Avalon Boulevard; thence northerly along said west line of Avalon Boulevard to the intersection with the north line of East 223rd Street; thence easterly along said north line of East 223rd Street to the intersection with the west line of the City of Los Angeles Department of Water and Power right-of-way; thence northerly along said west line to the intersection with the north line of East 220th Street; thence easterly along said north line of East 220th Street to the intersections with the southwesterly line of the San Diego Freeway right-of-way; thence southeasterly along said southwesterly line to its intersection with the east line of Lucerne Street; thence southerly along said east line of Lucerne Street to the intersection with the southerly line of the San Diego Freeway right-of-way; thence easterly along said southerly line to its intersection with the southwesterly line of the Los Angeles Flood Control District Dominguez Channel right-of-way; thence southeasterly along said southwesterly line to the intersection with the southeasterly line of Wilmington Avenue and to the point of beginning.

DESCRIPTION OF BOUNDARIES OF
REDEVELOPMENT PROJECT AREA NO. 2
PARCEL 2

Beginning at the intersection of the east line of Ravenna Avenue with the north line of East 232nd Street; thence southerly along said east line of Ravenna Avenue to the southerly line of East 236th Street; thence westerly and northwesterly along said southerly line of 236th Street to the west line of Catskill Avenue; thence northerly along said west line of Catskill Avenue to the intersection with the westerly prolongation of the southerly line of that certain alley lying northerly of Lots 116 through 126 of Tract No. 13843 (M.B. 392/17-19); thence easterly along said westerly prolongation of the southerly line of said alley to the intersection with the easterly line of East 232nd Street; thence southeasterly and easterly along the northeasterly and northerly lines of said 232nd Street to the intersection with the easterly line of Ravenna Avenue and to the point of beginning.

DESCRIPTION OF BOUNDARIES OF
REDEVELOPMENT PROJECT AREA NO. 2
PARCEL 3

All the real property in the City of Carson, County of Los Angeles, State of California, within the following described boundaries: Beginning at the intersection of the west line of Moneta Avenue with the north line of West 223rd Street; thence easterly along said north line of West 223rd Street to its intersection with the northerly prolongation of the east line of Lot No. 74, Tract No. 3612 (M.B. 40/5-6); thence southerly along said northerly prolongation and the east lines of Lots 74 and 81 of said aforementioned Tract No. 3612 to the north line of Tract No. 20131 (M.B. 554/39-42); thence easterly along said north line to its intersection with the east line of Kinard Avenue; thence southerly along said east line of Kinard Avenue to the intersection with the easterly prolongation of the south line of Lot 83 of said aforementioned Tract No. 3612; thence westerly along said easterly prolongation and said south line of said Lot 83 and its westerly prolongation to its intersection with the west line of said aforementioned Moneta Avenue; thence northerly along said west line of Moneta Avenue to its intersection with the north line of West 223rd Street and to the point of beginning.

DESCRIPTION OF BOUNDARIES OF
REDEVELOPMENT PROJECT AREA NO. 2
PARCEL 4
(Amended 12/16/74)

Beginning at the intersection of the west line of South Foley Avenue with the north line of East 220th Street; thence northerly along said west line of South Foley Avenue to its intersection with the south line of Tract No. 20625 (M.B. 756/48-50); thence easterly along said south line to the intersection with the northerly prolongation of the west line of South Edgar Street; thence northerly along said prolongation of said west line of South Edgar Street to the intersection with the westerly prolongation of the north line of East Lauder Street; thence easterly along said prolongation and said north line of East Lauder Street and the southerly line of Lot 52, Tract No. 20625 (M.B. 756/48-50) to its intersection with the southwesterly line of the San Diego Freeway right-of-way; thence southeasterly along said southwesterly line of the San Diego Freeway right-of-way to its intersection with the north line of East 220th

Street; thence westerly along said north line of East
220th Street to the point of beginning.

VI. REDEVELOPMENT LAND USE AND DEVELOPMENT STANDARDS

A. General Objectives

The general objectives of the Carson Redevelopment Project No. 2 are to eliminate the existence of and arrest the spread of blight within the Project Area. Actions to accomplish this shall include but shall not be limited to, the following:

- (1) Providing needed public improvements and facilities, such as recreation facilities, storm drains, street paving, gutters and sidewalks.
- (2) Strengthening of the existing residential neighborhoods through rehabilitation, conservation and redevelopment.
- (3) Upgrading of commercial uses along Avalon Boulevard.
- (4) Eliminating or buffering industrial areas adjacent to residential areas.
- (5) Preparing specific plans for the residential areas so that the citizens involved, as owners or tenants, in these areas can have the maximum opportunity to participate in the planning and implementation of the redevelopment program.

B. Land Uses, Proposed Public Improvements and Specific Plan Areas

Maps I through VII show the land use designations of the Project Area, proposed public improvements within the Project Area (now mostly complete - see Map VIII) and areas within the Project Area designated as Specific Plan Areas.

C. General Development Standards

The following general development standards shall apply to all construction within the Project Area:

(1) New Construction

All new construction shall meet or exceed the standards set forth in the City's Building, Electrical, Plumbing, Mechanical and all other applicable construction codes.

(2) Rehabilitation

All rehabilitation shall conform to the minimum health and safety standards.

(3) Landscaping

Minimum standards for landscaping shall be as set forth by appropriate City regulations applicable to the particular land involved as may be in effect from time to time.

(4) Utilities

All utilities shall be placed underground wherever physically and economically feasible.

(5) Height and Bulk Limitations

Other than as specifically set forth in this Plan or standards adopted pursuant to this Plan or the specific plans adopted for those areas subject to such plans, there shall be no limitations on the type, size, height, number or proposed use of buildings within the Project Area, other than those set forth in the City's zoning laws applicable to the particular land involved. However, no use or structure, which by reason of appearance, traffic, smoke, glare, noise, order or similar factors which would be incompatible with surrounding areas or structures shall be permitted in any part of the Project Area.

(6) Residential Buffering

Industrial and commercial properties which are adjacent to residentially zoned properties shall be developed in a way that minimizes the impact of noise, glare and the visibility of industrial and commercial rear yards.

(7) Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, sex, color, creed, religion, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use occupancy, tenure or enjoyment of property in the Project Area.

(8) Resubdivision of Parcels

After rehabilitation and development pursuant to this Plan, no parcel in the Project Area, including any parcel retained by a conforming owner or owner-participant, shall be resubdivided without the approval of the Agency.

D. Neighborhood Element

The effects of the Project on residents of the Project Area and surrounding areas are described as follows:

(1) Relocation

The intent of the redevelopment program is to, where possible, minimize residential relocation and preserve the social context of the neighborhoods through rehabilitation of existing units and development of vacant lots. Residential relocation within the Project Area has been minimal in nature. The Specific Plans identified the residential properties to be acquired to assemble parcels of land for public right-of-way, parks or other uses and presented plans for the relocation of families and persons to be relocated, if any. Displacement did not occur until the Agency provided relocation assistance as described in Section 7262 of the Government Code: No residential relocation will take place until suitable replacement housing in an area, which is generally not less desirable in terms of transportation, shopping, schools and other amenities and within the financial ability to pay, has been found. All non-residential relocation will be afforded relocation benefits as described in Section 7263 and 7264 of the Government Code.

(2) Traffic Circulation

Traffic circulation in the residential areas south of Sepulveda is adequate although improvements did take place. North of 223rd there were a number of dead-end streets which had inadequate turning radii. New streets were constructed to resolve the problem. The existing street pattern north of 223rd also posed a conflict between the industrial and residential traffic. Improvement to the existing streets north of 223rd Street took place to correct this situation.

(3) Environmental Quality

The short run impact of the project had a negative effect because of traffic, noise and debris associated with street improvements, rehabilitation of structures and construction of public facilities. However, the completion of redevelopment had a beneficial impact because such redevelopment activities eliminated flooding, provided added neighborhood and community recreational facilities, repaired deteriorating streets, sidewalks and curbs and gutters, added landscaping along major arterials and eliminated or buffered industrial uses which had a blighting influence on the residential/commercial development. In addition, cul-de-sacs and other modified street patterns improved circulation in the residential areas and minimized industrial-residential traffic conflicts. The environmental quality resulting from these activities outweighed the temporary negative impacts as redevelopment improved the overall quality of the neighborhoods.

(4) Availability of Community Facilities and Services

The development of additional recreational and open space facilities within the Project Area provided greater access to recreational opportunities within and without the Project Area.

(5) Effect on School Population and Quality of Education

Inasmuch as the majority of the residential areas were fully developed, the rehabilitation of existing residential dwellings and the development of a limited number of additional single family and multi-family dwelling units had little effect upon the school population.

(6) Property Assessments and Taxes

The improvements to real property result in higher assessed values. The increase will probably be greater for industrial and commercial use properties and presently undeveloped property than for properties with existing residential uses.

(7) Other Matters Affecting the Physical and Social Quality of the Neighborhoods

The neighborhoods affected by project area activity contained residential units covering a broad range of physical quality, and, of the total dwelling units, an estimated 25% were considered low or moderate income housing units. For the most part, neighborhood blight is generally a result of absentee landlordism, physical conditions such as flooding, deterioration of streets, curbs, gutters and sidewalks, abandoned homes, and isolated physically deteriorated structures. The combination of these characteristics created a situation where the upgrading of the neighborhood by the residents themselves without an action program aimed at eliminating these blighting elements was nearly impossible. The main purpose of the redevelopment plan is to strengthen and conserve the social and physical neighborhood through the elimination of the blighting influences and continued involvement of the citizens in the preparation of Specific Plans for the neighborhoods.

The adoption of the Redevelopment and Specific Plans for the neighborhoods, and the implementation of these plans by the Agency, in cooperation with the PAC, neighborhood committees

and other entities, offered means of assuring community control, participation and involvement in changes which affected and enhanced the physical and social quality of the neighborhoods.

VII. PROJECT IMPLEMENTATION - AGENCY

A. In General

The Agency proposed to undertake the redevelopment program through a series of phases as funding became available. This phasing allowed the Agency to proceed with project improvements which were aimed at eliminating the major blighting influences (Phase I) and thereby allowed further improvement which enhanced the quality of the neighborhood (Phase II). The Agency proposed to eliminate and prevent the spread of blight and deterioration in the Project Area by increasing the neighborhood amenities and productivity of the land through:

- (1) Providing for open space and recreational land use, such as community parks and pools, neighborhood parks and other landscaping.
- (2) Installing, constructing, reconstructing streets, utilities, landscaping and other improvements which improved the physical quality of the neighborhood and eliminated flooding conditions.
- (3) Encouraging the rehabilitation of residential structures and improvements by present owners, their successors and the Agency.
- (4) Providing certain temporary project improvements, including installation or construction of temporary parks and playgrounds, temporary construction or reconstruction work of publicly-owned streets and utility lines when such work was determined to further the objectives of the Plan.
- (5) Demolishing, removing or acquiring certain buildings, improvements and other real property.
- (6) Providing temporary and permanent housing and relocation assistance to displaced residential and non-residential occupants.
- (7) Disposing and redeveloping land by private enterprise or public agencies for uses in accordance with this Plan.
- (8) Providing Agency property rehabilitation home improvement loans.

Phase I included the undertaking of initial project improvements aimed at eliminating many of the blighting influences within the project area. Within this phase, the Agency activities were limited to the following:

- (a) installation of a neighborhood pool at Scott Park;
- (b) initiation of the purchase of the Moine Tank Farm and proposed installation of initial recreational facilities such as ground cover, walkways and benches; (deferred to Phase III)
- (c) installation of landscaping along Sepulveda Boulevard; (deferred to Phase III)
- (d) provision of park recreational facilities in the Specific Plan Area north of 223rd Street (Part II - Maps);
- (e) construction of storm drains serving residential and industrial areas;
- (f) the construction, reconstruction and resurfacing of streets, gutters and sidewalks as necessary;
- (g) elimination or buffering of blighting industrial areas within the residential areas;
- (h) preparation of Specific Plans for the areas north of 223rd Street and south of Sepulveda Boulevard.

The Specific Plans for the Northern and Southern neighborhoods of Carson Redevelopment Project No. 2 were incorporated herein, based on their adoption December 16, 1974, to supersede the alternative land use options originally set forth in the Plan. The Specific Plans were the result of considerable efforts by local citizens, the Project Area Committee, the City and the consultant, UPI, to produce plans that would satisfy the basic redevelopment objective...to preserve, improve and enhance the quality of the residential environments contained within the boundaries of Project No. 2. Major emphasis was directed toward the rehabilitation of existing housing wherever feasible. After numerous neighborhood

meetings with local residents and businessmen, the Specific Plans were reduced from the original alternatives to one for each of the two neighborhoods based on the following criteria:

- (1) Degree of local citizen approval and satisfaction.
- (2) Professional and technical planning evaluation, including physical, social and economic analyses.
- (3) Project costs and budgetary constraints.
- (4) Phasing and implementation considerations.

1. NORTHERN NEIGHBORHOOD SPECIFIC PLAN

The residential land uses proposed for this neighborhood consisted of new and redeveloped/rehabilitated single family housing. The residential character of the area has been reinforced by the relocation of all industrial land uses from this neighborhood. The conversion of the acquired industrial properties to new single family development and a neighborhood park has eliminated the prior land use conflicts caused by the intrusion of industrial uses in a predominantly residential community. The new residential development has densities between 5 to 8 dwelling units per acre, roughly consistent with the existing single family density of between 5.5 and 9.5 dwelling units per acre.

In addition, all existing substandard housing north and south of Jay Street have been acquired by the Agency and the area developed. An area-wide rehabilitation program is improving all other existing housing wherever feasible. There is no multiple-family housing proposed for the Northern Neighborhood.

An approximate 12-acre neighborhood park has been located in the area bounded by 220th Street, Edgar Street, Jay Street and the Department of Water and Power right-of-way, which required the acquisition and relocation of existing industrial uses. In addition, the landscaping of the DWP right-of-way has been completed as a complementary extension of the neighborhood park.

The single existing commercial use in the neighborhood, an automobile leasing facility, was retained to buffer the detrimental effects of the San Diego Freeway from the residential land uses.

Bordering on the residential neighborhood, east of Lucerne Street to the Dominguez Channel, is industrially-zoned property that may be developed for light industrial use in the near future. Sufficient buffering on both sides of Lucerne will be mandatory to minimize any negative industrial influences.

The circulation pattern within this neighborhood has been improved by the construction of two new north-south residential streets to facilitate traffic movements. As can be seen from the Land Use Plan, Cluff Street is now located from 223rd to Jay Street, parallel to the eastern boundary of the DWP right-of-way, eliminating four previously existing dead-end streets. Beck Street is now located between 223rd and Jay Street, parallel to the western boundary of the existing industrial property. Joel Street is anticipated to be extended to Lucerne in the future thus providing access to new single family housing that may be developed on the existing Hunter Woodworks industrial property. In order to increase residential lot depths, Jay Street, west of Edgar, was realigned approximately 40 feet north of its previous alignment.

2. SOUTHERN NEIGHBORHOOD SPECIFIC PLAN

Existing residences East of Avalon are in various states of deterioration. However, residents of the area have indicated a desire to remain and rehabilitate their properties. Accordingly, the Specific Plan for this area provides that the land use (and zoning) of this area be changed to residential to permit new residential development and encourage private rehabilitation. Commercial uses may remain along the Avalon and Sepulveda frontages and may include the adjoining parking lots for the restaurant at the southeast corner of Avalon Boulevard and Pacific Street.

A substantial number of the new housing units have been developed on properties previously occupied by substandard dwelling units, while others have been constructed on vacant and undeveloped land. The development of new housing has been within that area generally bounded by Sepulveda Boulevard, Fries Avenue, Bonds Street and Avalon Boulevard.

Any proposed new residential uses will be developed in accordance with City standards. All other existing housing will be retained and brought up to standard under

an area-wide rehabilitation program. Spot acquisition and clearance of structures may be necessary to eliminate those properties which are infeasible for rehabilitation. The above is to be done on a voluntary basis.

All existing commercial uses along Sepulveda Boulevard and the east side of Avalon Boulevard may be retained. The existing nonconforming land uses on Sepulveda Boulevard will buffer their operation to avoid having detrimental influences upon the neighborhood.

East of Avalon Boulevard, nonconforming uses may be abated according to the procedures in the Carson Zoning Ordinance. The railroad right-of-way east and west of Avalon Boulevard is designated as residential land use. This will permit the railroad right-of-way, but limit other uses to achieve greater compatibility with residential uses on Bonds.

Street improvements within the Southern Neighborhood are recommended to provide a more efficient circulation pattern to service new and existing land uses. As shown on the Southern Neighborhood Land Use Plan, the existing dead-end streets, Lincoln and Pacific, were provided with cul-de-sacs to facilitate turn arounds, especially for emergency vehicles such as ambulances and fire trucks.

In the East of Avalon area Lincoln, Pacific, Realty and Bond Streets are to be improved to residential standards where feasible. In addition, alleys adjacent to commercial properties are being widened wherever feasible to improve service access. Where feasible, utilities are being undergrounded. Residential alleys, where feasible, are vacated and utilities relocated to the public street rights-of-ways.

3. MOINE TANK FARM AREA SPECIFIC PLAN

The parcels are being developed with a neighborhood park to serve the residents of the area. The majority of parcels have already been acquired and are vacant with the exception of the existing storage and hauling business, commonly called the Moine Tank Farm, along Moneta Avenue.

4. SCOTT PARK SPECIFIC PLAN

The existing park was built by the County and was acquired by the City after incorporation in 1968. Since it has been under the City's control, the park has been improved with additional sporting facilities, such as tennis courts, a pool and lighting.

5. INDUSTRIAL CENTER (SOUTH) SPECIFIC PLAN

The area, including the parcels north of 223rd Street between Lucerne and the Dominguez Channel, is developed for industrial uses. There are some vacant parcels, but the majority are occupied by warehouse-type operations and an auto dealership.

Phase II

At the end of Phase I, the Agency shall proceed with the improvement implementation of the Specific Plans in one or a series of phases depending upon the availability of funds. Prior to the start of each phase, or every two years, whichever is sooner, the Agency shall present to the Project Area Committee the detailed redevelopment activities which are proposed to take place over the period pursuant to Section 33348.5 of the State Community Development Law.

B. Property Acquisition

(1) Acquisition of Real Property

Except as specifically exempted, the Agency may, but is not required to, acquire or obtain options upon all real property located in the Project Area by gift, devise, exchange, purchase, eminent domain or any other lawful method.

Such acquisition is necessary and in the public interest to eliminate the conditions requiring redevelopment. Thus in order to implement this Plan, the power of eminent domain may be employed by the Agency to acquire real property in the Project Area.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire property devoted to a public use.

The Agency shall not acquire real property to be retained by an owner, either as a conforming owner or pursuant to a participation agreement, if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to

acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (i) such building requires structural alteration, improvement, modernization or rehabilitation, or (ii) the site or lot on which the building is situated requires modification in size, shape or use or (iii) it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in this Project by executing a participation agreement embodying such standards, restrictions and controls.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for all or part of the value of the land and for the cost of the installation and construction of any building, facility, structure or other improvement, either within or outside the Project Area, for itself or for any public body or entity.

(2) Acquisition of Personal Property

Where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project by any lawful means.

C. Property Management

During such time as property in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

The Agency may, in any year during which it owns property in the Project Area, pay to the City of Carson, Los Angeles County or any district or other public corporation which would have levied a tax upon such property had it not been exempt an amount of money in lieu of taxes, provided that no such payment shall be made for any period during which such property is devoted to a public use.

D. Demolition, Clearance, Public Improvements,
Building and Site Preparation

(1) Demolition and Clearance

The Agency is authorized to demolish, clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

(2) Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements include, but are not limited to, overpasses, underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, buildings, parks, off-street parking, plazas, playgrounds, landscaped areas and other recreational facilities.

(3) Preparation of Building and Development Sites

The Agency is authorized to prepare or cause to be prepared as building and development sites any real property in the Project Area owned or acquired by the Agency.

E. Rehabilitation and Moving of Structures by Agency

(1) Rehabilitation

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area acquired by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation of property in the Project Area not acquired by the Agency.

(2) Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any

building or other structure to a location within or without the Project Area.

F. Property Disposition and Development

(1) Real Property Disposition and Development

(a) General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property.

To the extent permitted by law the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the property disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

(b) Owner Participation

Owners (which term includes business tenants) of real property within the Project Area shall be permitted to participate in the development and redevelopment of their properties if they meet the requirements of this Plan and the rules, regulations and standards adopted by the Agency and City to implement the Plan.

To encourage such participation the Agency has adopted rules and regulations for owner participation for the Project Area, which rules, inter alia, provide that an owner wishing to participate in redevelopment may be required to submit proof of his qualifications and financial ability to carry out his obligations under an owner-participation agreement.

It is the intention of the Agency that owners of parcels of real property within the Project Area be allowed to participate in this redevelopment by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project Area, by selling their properties to the Agency and purchasing other properties in the Project Area and by upgrading and developing their properties in conformance with this Plan.

Each owner who is not a conforming owner shall enter into an owner-participation agreement with the Agency by which the owner agrees to rehabilitate, develop or use the property in conformance with the Plan, and to be subject to the provisions hereof. In such agreements, owners shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

(c) Conforming Owners

The Agency may determine that certain real property within the Project Area meets the requirements of this Plan and the owners of such properties will be permitted to remain as conforming owners without a participation agreement with the Agency, provided such owners continue to operate and use the real property within the requirements of this Plan. The Agency shall not acquire, through the use of eminent domain, property owned by conforming owners.

In the event any of the conforming owners desire to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property

described above as conforming, or (2) acquire additional real property within the Project Area, then such conforming owners may be required to enter into a participation agreement with the Agency in the same manner as required for other owners.

Any real property owned by conforming owners outside of designated conforming parcels within the Project Area shall be considered and treated in the same manner as real property owned by other owners, i.e., subject to a participation agreement with the Agency.

The Agency shall, upon the request of any conforming owner, issue to such owner, in a form suitable for recordation, a certificate of conformity which shall provide in substance that his property conforms to the requirements of this Plan on the date of issuance thereof. No such certificate of conformity was issued by the Agency during the first twelve (12) months after the adoption of this Plan.

(d) Preferences to Re-Enter in Business Within Project Area

Owners (which includes business tenants) of businesses presently within the Project Area, which are required to be relocated from their existing locations in the course of implementing this Plan, shall be given preferential rights to re-enter in business on the same or other sites within the Project Area. The Agency has established preference rules for implementing such relocations.

(e) Purchase and Development Documents

To provide adequate safeguards to insure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits or

other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

The leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, sex, color, creed, religion, national origin, marital status or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement, or for which a conformance certificate is issued, shall be made expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law.

During the period of development in the Project Area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed.

(3) Personal Property Disposition

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property.

G. Relocation of Persons and Business

(1) Residential

Relocation advisory assistance will be furnished by the Agency to any persons (either owners or renters) whose property is acquired by the Agency in connection with the implementation of the Redevelopment

Plan. No person will be required to move from his dwelling unit because of the activities of the Agency in implementing the Redevelopment Plan unless replacement housing is available in areas not generally less desirable with regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such person and the replacement dwelling unit is decent, safe, sanitary and located so that it is reasonably accessible to the place of employment of the person to be relocated. If such replacement housing is not available and the Agency determines that such housing cannot be made otherwise available, the Agency shall provide such housing.

The Agency is authorized to pay the actual and reasonable moving expenses of any person whose dwelling units or the land on which such dwelling unit is located is acquired by the Agency. As an alternative to receiving such payments, any person who is displaced from a dwelling unit may receive a moving expense allowance and an additional dislocation allowance as provided in Section 7262 of the Government Code.

The Agency is further authorized to financially assist a displaced dwelling owner or renter meeting the qualifications contained in Sections 7263 and 7264 of the Government Code if such person is displaced from his residence as a result of the Agency's implementation of the Redevelopment Plan.

(2) Industrial and Commercial

Relocation advisory assistance for any business or industry is made available through the Agency. In the event that it becomes necessary to relocate a business and the business cannot be relocated without a substantial loss of patronage, and the business is not a part of a commercial enterprise having at least one other establishment engaged in the same or similar business, the Agency is authorized to pay to such business a relocation payment as provided in Section 7262 of the Government Code. The Agency is also authorized to pay any and all actual and reasonable moving expenses of a business if the business is required to relocate as a result of the implementation of the Redevelopment Plan.

H. Design and Development Procedures

(1) Development Plans and Building Permits

Upon the adoption of this Plan no permit was, or will be, issued for the construction of any new buildings or any addition to an existing building in the Project Area until the applicant for such permit has an approved development plan as provided for herein. (In instances when it can be determined, through the recommendation of the Executive Director of the Agency and the Planning Commission that an application involves an improvement or alteration of a minor nature or work which would not conflict with the design concepts for the Project Area, a building permit may be issued without an approved development plan for such work immediately following such determination.) Any permit that is issued must be for construction which conforms to the provisions of this Plan and such approved development plan.

Each applicant for a new dwelling unit or non-residential building permit in the Project Area, for which an approved development plan is required, shall submit a proposed development plan to the Planning Commission for review. The development plan, of which twelve (12) copies shall be furnished by the applicant, shall contain the following drawings and/or information:

(a) Site plan to scale showing:

- building location(s)
- parking plan(s), including location, number provided, size, ingress-egress, landscaping and exterior lighting
- ingress-egress to public streets or highways

Each applicant for the rehabilitation of a structure for which an approved development plan is required shall be required to furnish two copies of the floor plan indicating the proposed changes and location of structure. In addition, other drawings or materials may be required by the Agency or Planning Commission if necessary to explain the project.

Within ten (10) days from the receipt of a proposed development plan by the Planning Commission, the Commission shall request the Agency's Executive Director or his designee to determine what effects,

if any, the proposed development plan would have upon the Plan. Within fifteen (15) days thereafter the Executive Director shall file with the Planning Commission a written report setting forth his determinations, which shall include but not be limited to the following:

- (a) Whether the proposed improvements would be compatible with the standards and requirements set forth in the Plan, or adopted pursuant to the Plan.
- (b) What modifications, if any, in the proposed development would be necessary in order to meet such requirements and standards.

Within thirty (30) days after receipt of the Executive Director's report on the proposed development plan the Planning Commission shall approve, disapprove or conditionally approve any proposed development plan. Failure of the Planning Commission to approve, disapprove or conditionally approve any proposed development plan after sixty (60) days from the date the proposed plan is submitted to the Commission shall be deemed an automatic approval of the proposed development plan on the sixtieth (60th) day after the proposed plan was submitted to the Planning Commission.

(2) Appeal

The applicant or the Executive Director of the Agency or his designee may appeal the decision by the Planning Commission to approve, disapprove or conditionally approve a development plan to the Agency. Within ten (10) days from any such decision of the Planning Commission, the applicant shall file his notice of appeal in duplicate with the City Clerk. The notice of appeal in duplicate shall briefly set forth the reasons for the appeal. Within fifteen (15) days following the filing of the notice of appeal, the Agency shall set the matter for hearing and shall give notice of the time and place for said hearing to the applicant and to the Agency, which date shall not be later than thirty (30) days thereafter.

The Agency may reverse or affirm, wholly or in part, or may modify any decision or determination, or may impose such conditions as the facts warrant, and its decision or determination shall be final. Any hearing may be continued from time to time for a period not to exceed sixty (60) days from the date on which the hearing was originally set. Failure of the Agency to act on the appeal, and to approve, disapprove or conditionally approve any development plan after seventy-five (75) days from the date the notice of appeal is filed with the City Clerk, shall be deemed an automatic approval of the proposed development plan as approved or conditionally approved by the Planning Commission, or if not so approved or conditionally approved, as originally submitted to the Planning Commission by the applicant, on the seventy-fifth (75th) day after the notice of appeal is filed with the City Clerk.

(3) Termination of Development Plan Requirements

At any time after adoption of this Plan the Agency may, by resolution, determine that the development plan procedures set forth herein are unnecessary to effectuate the purposes of this Plan, in all or parts of the Project Area, and upon the adoption of such a resolution properties within the areas described herein shall no longer require development plan approval prior to building permits being issued for such properties. The elimination of development plan approval procedures shall not affect any substantive development standards of this Plan or standards adopted pursuant to this Plan.

I. Variances

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by the Plan. In order to permit such variation, the Agency shall determine that:

- (1) Either the application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan, or there are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls.

- (2) Permitting a variation will not be materially detrimental to the public welfare or injurious to improvements in the area.
- (3) Permitting a variation will not be contrary to the objectives of the Plan.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety or welfare and to assure compliance with the purposes of the Plan.

VIII. PROJECT IMPLEMENTATION - CITY AND OTHER AGENCIES

A. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies conform to the requirements of this Plan. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

B. Actions by the City

The City shall aid and cooperate with the Agency in carrying out this Plan and expend such funds as may be available and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but shall not be limited to, the following:

- (1) Initiation and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way in the Project Area. Such action by the City may include proceedings for the abandonment and relocation of public utilities in the public rights-of-way as appropriate to carry out this Plan.
- (2) Initiation and completion of proceedings necessary for changes and improvement in publicly-owned public utilities within or affecting the Project Area.

- (3) Initiation of proceedings for revision of zoning, where necessary, within the Project Area, to permit the land uses and development authorized by this Plan.
- (4) Imposition wherever necessary (by conditional use permits or other means) of appropriate controls, within the limits of this Plan, upon parcels in the Project Area to insure their proper development and use.
- (5) The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- (6) The undertaking and completing of any other proceedings necessary to carry out the Project.

IX. METHODS FOR FINANCING THE PROJECT

A. General Description of the Proposed Financing Methods

The Agency is authorized to finance this Project with financial assistance from the City of Carson, State of California, Los Angeles County. The Federal Government and any other public agency, property tax increments, interest income, Agency notes and bonds or from any other legally available sources of financing.

Advances for survey and planning and the operating capital for administration of this Project will come through loans from the City. Such loans shall be on terms established by the City and the Agency. The City may also supply additional assistance through City loans and grants for public facilities and it is anticipated that the primary source of the Agency's financing for the Project, other than loans or grants from the City, will come from tax increments paid to the Agency or from the proceeds from the Agency's sale of bonds.

B. Agency Bonds

Agency bonds will be issued when needed and feasible and the proceeds therefrom expended to finance all or any part of the Project. Such bonds shall be issued only when the Agency has determined that the Agency will have funds available to pay the interest and principal on any such bonds when they become due and payable. In any case where the determination of the availability of funds for the payment of principal and interest on any such bonds cannot be ascertained to the reasonable satisfaction of the Agency from information available through its staff or that of the City, the Agency shall engage financial counsel to advise it whether funds will be available for the repayment of principal and interest on any such bonds.

The Agency is hereby authorized to obtain advances, borrow funds and create indebtedness and other obligations in carrying out this Plan. The principal and interest on such advances, funds, indebtedness and other obligations may be paid from tax increments or any other funds available to the Agency.

C. Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the

State of California, County of Los Angeles, City of Carson, any district or other public corporation (hereinafter sometimes "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project Area on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on the effective date); and
- (2) That portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advances to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When such loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes on the

taxable property in the Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in paragraph (2) above may be irrevocably pledged by the Agency of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to advances, loans, indebtedness and other obligations as appropriate in carrying out the Project.

D. Other Loans and Grants

Any other loans, grants or financial assistance from the United States, or any other public or private source, may be utilized by the Agency when they become available.

X. ENFORCEMENT

The administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners, or the Agency or City on behalf of such owners.

XI. DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions, which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for forty (40) years from the date of adoption of this Plan by the City Council.

XII. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedures established in the Redevelopment Law, as the same now exist or as hereafter amended, or by any other procedures hereafter permitted by law.

AMENDMENT TO
THE REDEVELOPMENT PLAN *

FOR

REDEVELOPMENT PROJECT AREA NO. 2
(AVALON GREENS - RESIDENTIAL AND VILLAGE CENTER)INTRODUCTIONA. DEFINITIONS

"Agency" means the Carson Redevelopment Agency.

"Amendment" means this Amendment to the Redevelopment Plan.

"City" means the City of Carson.

"City Council" means the City Council of the City.

"Project Area" means Redevelopment Project Area No. 2 of the Agency.

"Redevelopment Law" means the Community Redevelopment Law, California Health and Safety Code Sections 33000, et. seq.

"Redevelopment Plan" means the Redevelopment Plan for the Project Area.

B. OBJECTIVES

The Agency intends to assist owners and tenants in the territory to be added to Redevelopment Project Area No. 2. More Specifically the Agency proposes to do the following:

- 1) Remove blighting influences in the area.
- 2) Assist families to obtain affordable housing.
- 3) Improve the social and environmental quality of the area.
- 4) Assist the business owners and business tenants to improve their commercial enterprises so as to generate increased sales activity.
- 5) Provide increased employment opportunities for Carson residents.
- 6) Provide for the rehabilitation of dwelling units.
- 7) Provide for public improvements in and around the Scott Park area, such as streets, curbs, sidewalks, utility relocations, landscaping, and other improvements to enhance the recreational and transportation, circulation and parking facilities available to the public.

12/6/82

Council Ordinance 82-628 **

- 8) Provide for public improvements in and around the Village Center Shopping Center and the adjacent residential areas such as streets, curbs, sidewalks, utility relocations, and other improvements to enhance the transportation, circulation, and parking facilities available to the public.

1. A LEGAL DESCRIPTION OF THE TERRITORY TO BE
ADDED TO THE PROJECT AREA

PARCEL A
(AVALON GREENS - RESIDENTIAL)

Lots 3, 4, and 5, Tract No. 29042, in the City of Carson, County of Los Angeles, State of California, as shown on map filed Book 711, pages 37 thru 42, of maps in the office of the Recorder of said County. Included therefrom, the adjacent public rights-of-way of the portions of Panama Avenue, 234th Street, 231st Street, Bayport Street, Anchor Avenue, Maribel Avenue, Fairhaven Street and Idabel Avenue, generally described within the following boundaries:

Beginning at the northeast corner of Lot 214, Tract No. 11468, filed in Book 254, pages 1 thru 4, said corner is also a point in the westerly line of Panama Avenue, 60 feet wide; thence northerly along the westerly line of Panama Avenue and its prolongation across 236th Street, 234th Street, 232nd Street, to the northeasterly corner of Lot 116, Tract No. 13843, filed in Book 302, pages 17 thru 19, said corner is also a point in the westerly line of Panama Avenue; thence easterly in a direct line across Panama Avenue, 60 feet wide, to the northwest corner of Lot 4, Tract No. 29042, filed in Book 711, pages 37 thru 42; thence easterly along the northerly line of the above mentioned Lot 4 and its prolongation to its intersection with the easterly line of 231st Street, 60 feet wide; thence southeasterly along the easterly line of said 231st Street to the point of tangency with a curve concave to the northeast, having a radius of 50 feet; thence southeasterly along the above mentioned curve 44.32 feet to the point of tangency with the northerly line of Bayport Street; thence southerly at right angles with the northerly line of said

Bayport Street, 75 feet wide, to its intersection with the southerly line of Bayport Street; thence southwesterly along a curve concave southeasterly to the point of tangency with the southeasterly line of said Bayport Street, 60 feet wide; thence southwesterly 445.97 feet to the point of tangency with a curve concave southeasterly; thence southwesterly along the above mentioned curve 36.70 feet long to its tangency with the easterly line of Anchor Avenue, 60 feet wide; thence southerly 867.85 along the easterly line of said Anchor Avenue to the point of tangency with a curve concave north-easterly and having a radius of 30 feet; thence southeasterly 38.53 feet along the above mentioned curve to the point of tangency with the northeasterly line of Fairhaven Street, 60 feet wide; thence southeasterly 394.25 feet and its southeasterly prolongation across Idabel Avenue, 60 feet wide, to its intersection with the southeasterly line of said Idabel Avenue; thence southwesterly along the easterly line of said Idabel Avenue to its intersection with the easterly prolongation of the southerly line of Lot 3, Tract No. 29042, filed in Book No. 711, pages 37 thru 42, and across Idabel Avenue; thence westerly along said easterly prolongation across Idabel Avenue to the southeast corner of above mentioned Lot 4; thence westerly along the southerly line of said Lot 4 to its southwest corner; thence westerly across Panama Avenue, in a direct line to the point of beginning.

PARCEL B
(VILLAGE CENTER)

Lots 1 thru 17, inclusive, Tract No. 16536, in the City of Carson, County of Los Angeles, State of California, as shown on map filed in Book 395, pages 49 and 50, of maps, in the Office of the Recorder of said County. Included therefrom, the adjacent public rights-of-way of Anchor Avenue and 231st Street, generally described within the following boundaries;

Beginning at the northeast corner of Lot 17, of abovementioned Tract No. 16536, said corner is also a point in the westerly line of Avalon Boulevard, 100 feet wide; thence southerly 778.56 feet along the westerly line of Avalon Boulevard; thence westerly 15 feet to its intersection with the end of a curve concave northwest having a radius of 30 feet; thence southwesterly 47.12 feet along the abovementioned curve to the point of tangency with the northerly line of Bayport Street, 75 feet wide, thence westerly 69.34 feet to the point of tangency with curve having a radius of 50 feet; thence northwesterly 44.32 feet along the abovementioned curve; thence northwesterly along the northeasterly line of 231st Street to its intersection with easterly prolongation of the northerly line of Lot 4 (across 231st Street), Tract No. 29042, as shown on map filed in Book 711, pages 37 thru 42, inclusive; thence westerly along the abovementioned easterly prolongation across 231st Street to its intersection with southwesterly line of said 231st Street; thence northwesterly along the southwesterly line of said 231st Street to its intersection with the southerly prolongation of the westerly line of Anchor Avenue across 231st Street; thence northerly along the abovementioned southerly prolongation; thence northerly along the westerly line of Anchor Avenue, 60 feet wide, to its intersection with the southwesterly prolongation of the northerly line of Lot 17 (across Anchor Avenue), of abovementioned Tract No. 16536; thence easterly along the abovementioned westerly prolongation across Anchor Avenue to the northwesterly corner of said Lot 17; thence northeasterly along the northerly line of said Lot 17 to the point of beginning.

Reference: 1982-83 L.A. County Assessment Map No. 7329, pages 28 and 37.

ALLOCATION OF TAXES

Taxes, if any, levied upon taxable property in the territory described in Section 1, above, each year by or for the benefit of the State of California, any city, county, city and county, district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Amendment to the Redevelopment Plan for Redevelopment Project Area No. 2, shall be divided as follows:

(a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for the taxing agencies upon the total sum of the assessed value of the taxable property in the territory described in Section 1 as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include such territory on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in such territory on the effective date); and

(b) That portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of the interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment project. Unless and until the total assessed valuation of the taxable property in the territory described in Section 1 exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subdivision (a), all of the taxes levied and collected upon the taxable property in

such territory shall be paid to the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in such territory shall be paid to the respective taxing agencies as taxes on all other property are paid.

III. LIMITATION ON THE AMOUNT OF TAXES WHICH
MAY BE ALLOCATED TO THE AGENCY

The amount of taxes which may be allocated to the Agency from the territory to be added to the Project Area shall not exceed \$24,000,000.

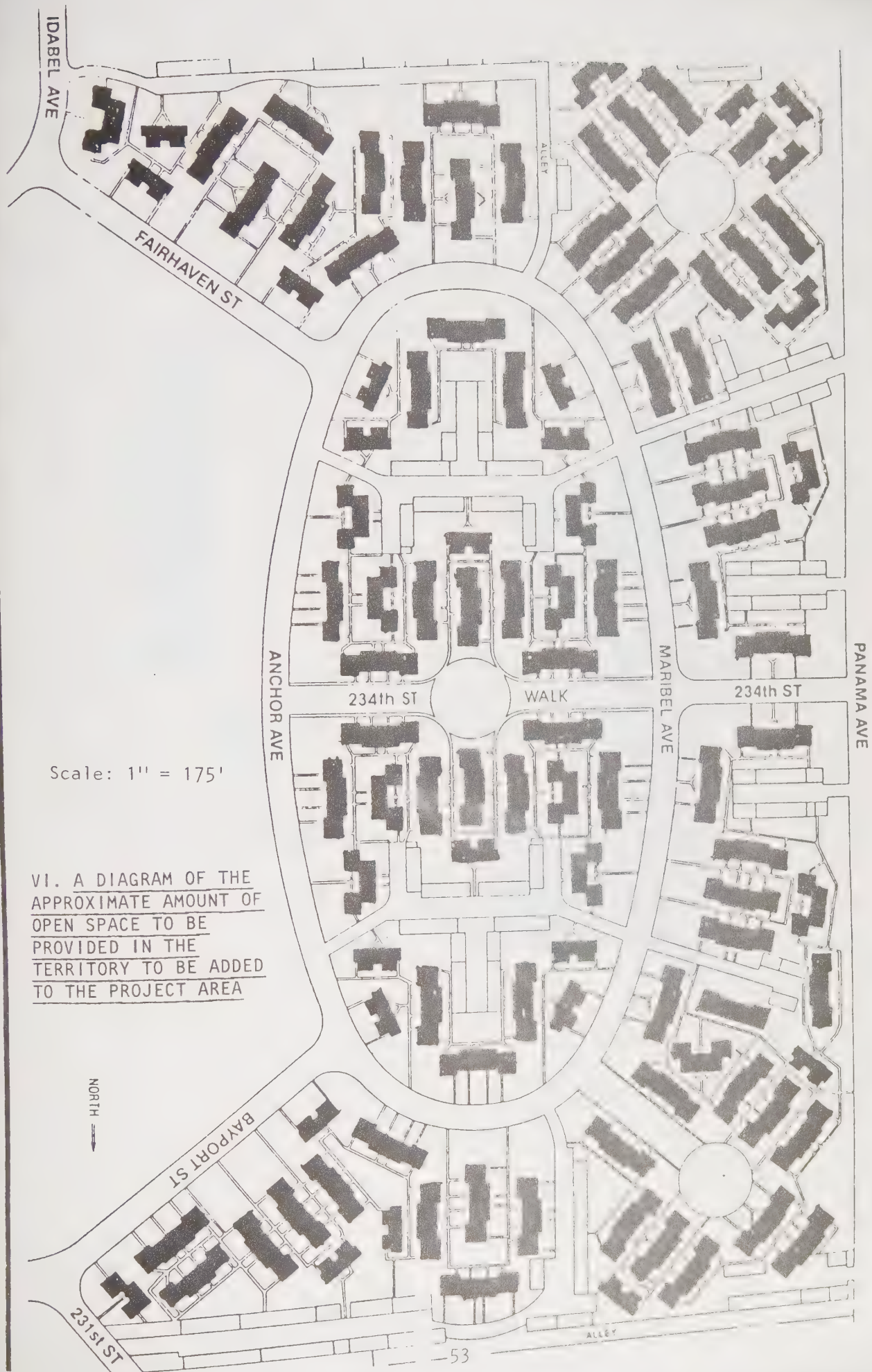
IV. A LIMIT ON THE ESTABLISHMENT OF LOANS,
ADVANCES AND INDEBTEDNESS

No loans, advances, or indebtedness to be repaid from the allocation of taxes described in Section II above, shall be established or incurred by the Agency beyond a period not to exceed forty (40) years from the effective date of the ordinance approving this amendment.

V. TIME LIMIT FOR THE COMMENCEMENT OF EMINENT
DOMAIN PROCEEDINGS

Eminent domain proceedings to acquire property in the territory to be added to the Project Area by this Amendment shall be commenced within twelve (12) years from the effective date of the ordinance adopting this Amendment to the Redevelopment Plan. The Agency shall not acquire Parcel B (Village Center) by eminent domain.

Avalon Greens Condominiums



0.0'

7169 28012115

Detail.

AVE.

230'~
ST.

ANCHOR

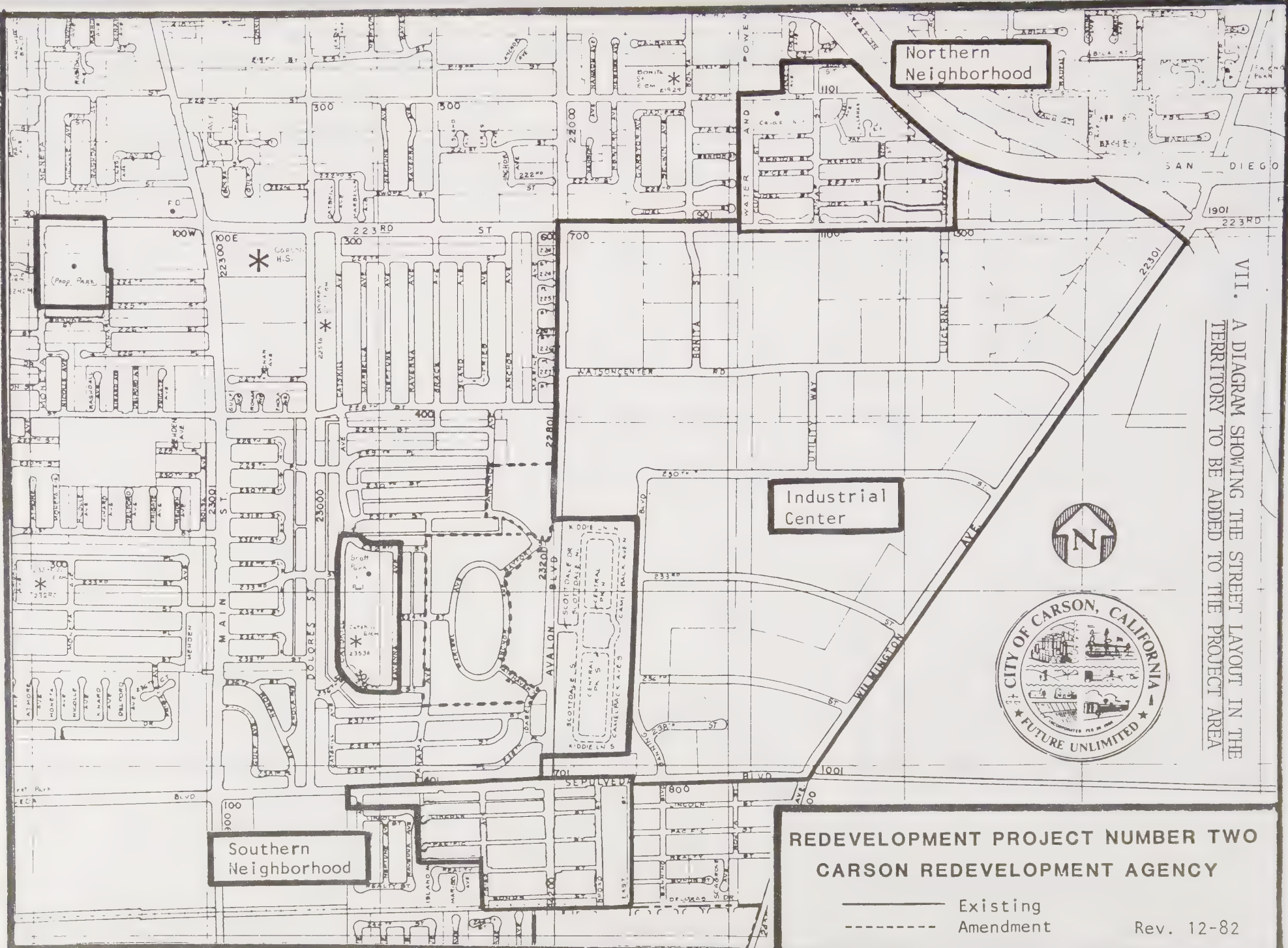
CODE
- 711

TRACT NO. 16536

M.B. 395 - 49 - 50

10: PREV ASST SEE 1143-28

Scale 1" = 130'



Northern
Neighborhood

Industrial
Center

Southern
Neighborhood



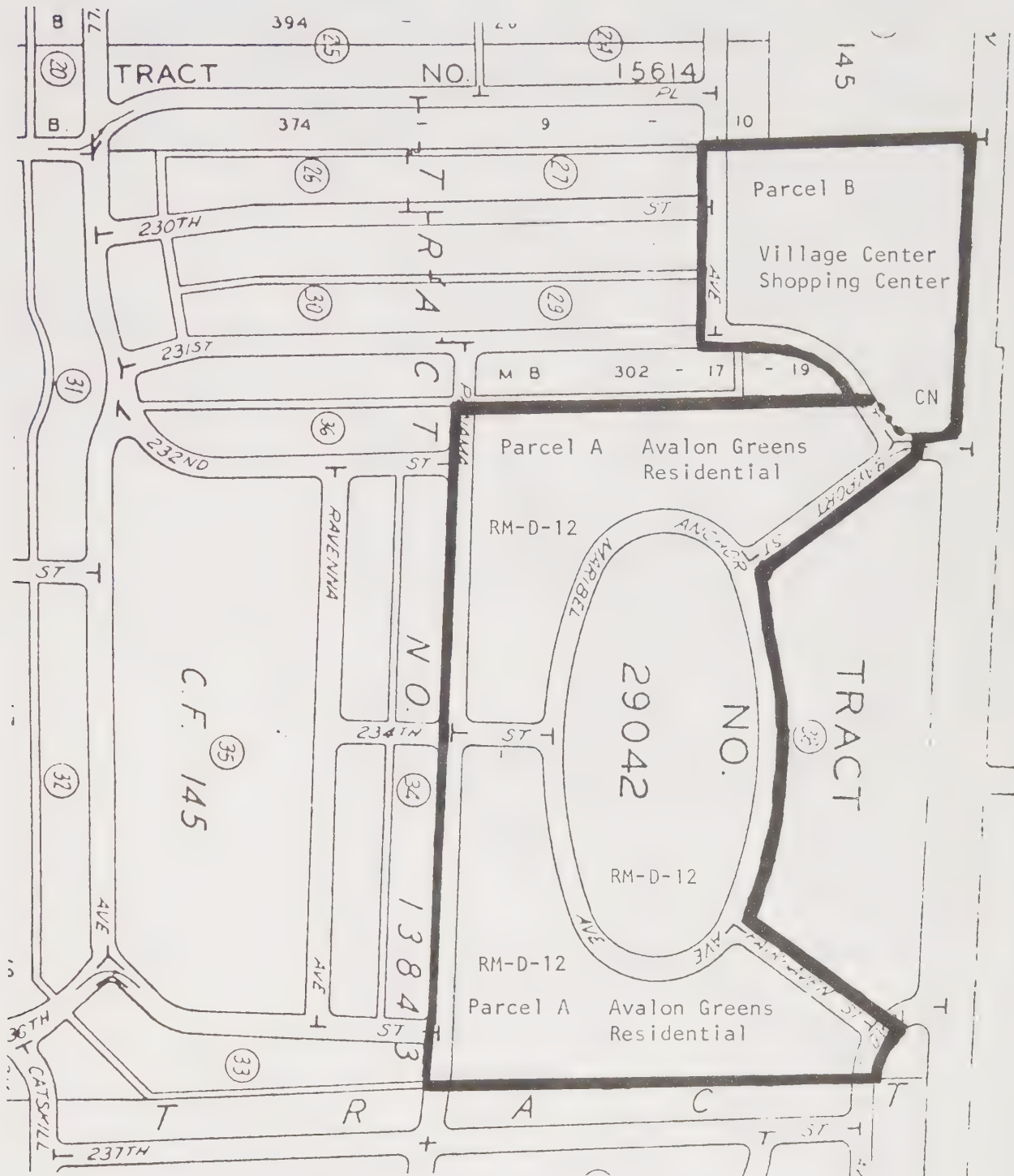
VII. A DIAGRAM SHOWING THE STREET LAYOUT IN THE
TERRITORY TO BE ADDED TO THE PROJECT AREA

REDEVELOPMENT PROJECT NUMBER TWO
CARSON REDEVELOPMENT AGENCY

— Existing
- - - - - Amendment

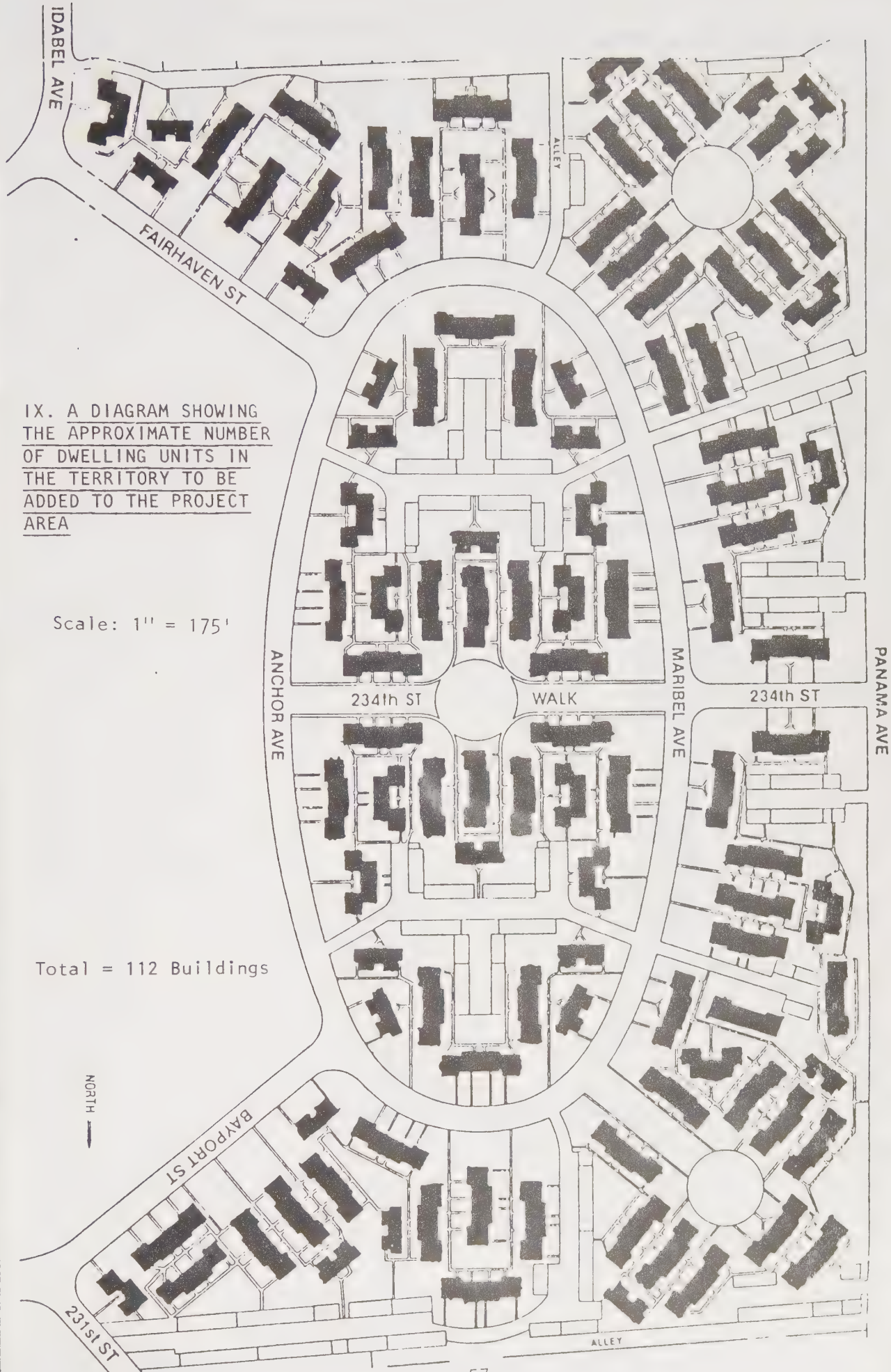
Rev. 12-82

VIII. A DIAGRAM SHOWING THE LIMITATION ON THE TYPE, SIZE, HEIGHT, AND NUMBER OF BUILDINGS IN THE TERRITORY TO BE ADDED TO THE PROJECT AREA



ZONE-CN = Neighborhood Commercial

RM-12-D = Multi-Family Residential (12 Units/Acre) Design Overlay
(or as may be amended from time to time)



[illegible]

58

XI. A STATEMENT DESCRIBING THE APPROXIMATE AMOUNT
OF OPEN SPACE TO BE PROVIDED FOR IN THE TERRITORY
TO BE ADDED TO THE PROJECT AREA

The approximate amount of open space in the territory to be added to the Project Area by this Amendment is as follows:

in the Avalon Greens area	50%
in the Village Center area	85%

The open space for the non-residential property is provided for in the form of parking and landscaping and is calculated accordingly.

XII. A STATEMENT DESCRIBING THE STREET LAYOUT

The territory to be added to the Project Area by this Amendment is bounded on the east by the major north/south highway, Avalon Boulevard. Local north/south streets include Panama Avenue, Anchor Avenue, and Maribel Avenue. The local street running east/west in the territory is 234th Street. Other local streets include Fairhaven Street which runs NW/SE and Bayport Street which runs NE/SW. See map included in Section VII.

XIII. A STATEMENT DESCRIBING THE LIMITATION ON TYPE,
SIZE, HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS
IN THE TERRITORY TO BE ADDED TO THE PROJECT AREA

The limitation on the type, size, height, number and proposed use of buildings in the territory to be added to the Project Area shall be determined by the Zoning Ordinance of the City of Carson and other applicable federal, state and local rules and regulations, as the same may be amended from time to time.

XIV. A STATEMENT DESCRIBING THE APPROXIMATE NUMBER
OF DWELLING UNITS IN THE TERRITORY TO BE ADDED
TO THE PROJECT AREA

There are currently 402 dwelling units in the territory to be added to the Project Area by this Amendment.

XV. A STATEMENT DESCRIBING THE PROPERTY TO BE
DEVOTED TO PUBLIC PURPOSES IN THE TERRITORY
TO BE ADDED TO THE PROJECT AREA

The property to be devoted to public purposes in the territory to be added to the Project Area by this Amendment includes all streets and rights-of-way which may be used for vehicular and/or pedestrian traffic and all other public improvements, public and private utilities typically found in public rights-of-way.

XVI. THE PROPOSED METHOD OF FINANCING THE REDEVELOPMENT
OF TERRITORY ADDED TO THE PROJECT AREA

The Agency may issue bonds and expend the proceeds from their sale in carrying out the redevelopment of the territory added to the Project Area by this Amendment. The Agency may finance the redevelopment of such territory by the issuance of bonds payable from taxes allocated to the Agency pursuant to Section 11 above or from mortgage revenues payable to the Agency pursuant to California Health and Safety Code Sections 33750, et. seq. The Agency may finance the redevelopment of such territory by any other legally available means.

XVII. A LIMITATION ON THE AMOUNT OF BONDED INDEBTEDNESS
PAYABLE FROM TAXES ALLOCATED TO THE AGENCY FROM THE
TERRITORY TO BE ADDED TO THE PROJECT AREA WHICH MAY
BE OUTSTANDING AT ANY ONE TIME

The amount of bonded indebtedness to be repaid in whole or in part from taxes allocated to the Agency pursuant to Section 11 above which can be outstanding at one time shall not exceed \$8,000,000 without an amendment to this Amendment to the Redevelopment Plan.

XVIII. DWELLING UNITS DESTROYED OR REMOVED FROM THE
LOW AND MODERATE INCOME HOUSING MARKET

Whenever dwelling units having persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the redevelopment of the territory added to the Project Area by this Amendment, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop, or construct or cause

to be rehabilitated, developed, or constructed for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing cost within the Project Area or within the City.

XIX. PAYMENT TO TAXING AGENCIES

The Agency may pay to any taxing agency in the territory to be added to the Project Area an amount it deems appropriate to alleviate any financial burden or detriment caused to any taxing agency by the redevelopment project contemplated by this Amendment.

XX. THE LEASE OR SALE OF REAL PROPERTY

The Agency shall sell or lease all real property acquired by it in the territory to be added to the Project Area by this Amendment except property conveyed to it by the City.

XXI. SAFEGUARDS

To provide adequate safeguards to ensure that the provisions of this Amendment will be carried out and to prevent the recurrence of blight in the territory to be added to the Project Area hereby, all real property sold, leased, or conveyed by the Agency, as well as property subject to owner participation agreements, shall be made subject to the provisions of this Amendment by leases, deeds, contracts, agreements, declarations or restrictions, provisions of the Zoning Ordinance of the City, as the same may be amended from time to time, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County of Los Angeles.

XXII. RETENTION CONTROLS

The Agency or City Council may impose further restrictions and controls on the land leased or sold by the Agency for such periods of time and under such conditions as deemed necessary to effectuate the purpose of the Redevelopment Law.

XXIII. NONDISCRIMINATION

All property in the territory to be added to the Project Area by this Amendment is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, national origin, sex, marital status or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in such territory. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease or other transfer of land in which such territory shall contain such nondiscrimination and nonsegregation clauses prescribed in the Redevelopment Law.

XXIV. OTHER COVENANTS, CONDITIONS, RESTRICTIONS
PRESCRIBED BY THE CITY COUNCIL

The redevelopment of the territory to be added to the Project Area by this Amendment shall be carried out in accordance with any other covenants, conditions, or restrictions as may be hereafter prescribed by the City Council.

XXV. PARTICIPATION IN THE REDEVELOPMENT OF THE
TERRITORY TO BE ADDED TO THE PROJECT AREA

Each person desiring to become a participant in the redevelopment of the territory to be added to the Project Area shall enter into an owner participation agreement with the Agency pursuant to which the participant agrees to rehabilitate, develop, or use the property in conformance with the Redevelopment Plan and this Amendment and subject to such other provisions as may be provided by the Agency. In such agreements, participants who retain real property shall join the recordation of such documents as determined by the Agency.

XXVI. REDEVELOPMENT OF THE TERRITORY TO BE ADDED TO
THE PROJECT AREA IF THE OWNERS FAIL TO
PARTICIPATE AS AGREED

In the event that an owner of property in the territory to be added to the Project Area fails to participate as agreed, the Agency may acquire such property by any available means or may take any other action to ensure that redevelopment is carried out pursuant to the provisions of the Redevelopment Plan and this Amendment.

XXVII. A PROVISION FOR THE PAYMENT OF PRINCIPAL AND INTEREST
ON BONDS OF THE AGENCY WHEN THEY BECOME DUE AND PAYABLE

The Agency may issue bonds for the purposes of carrying out the redevelopment of the territory to be added to the Project Area by this Amendment. The Agency shall pay principal and interest on such bonds when they become due and payable.

XXVIII. ACQUISITION OF PROPERTY

The Agency may acquire property in the territory to be added to the Project Area by this Amendment by any lawful means.

XXIX. EXPENDITURE OF MONEY BY THE CITY

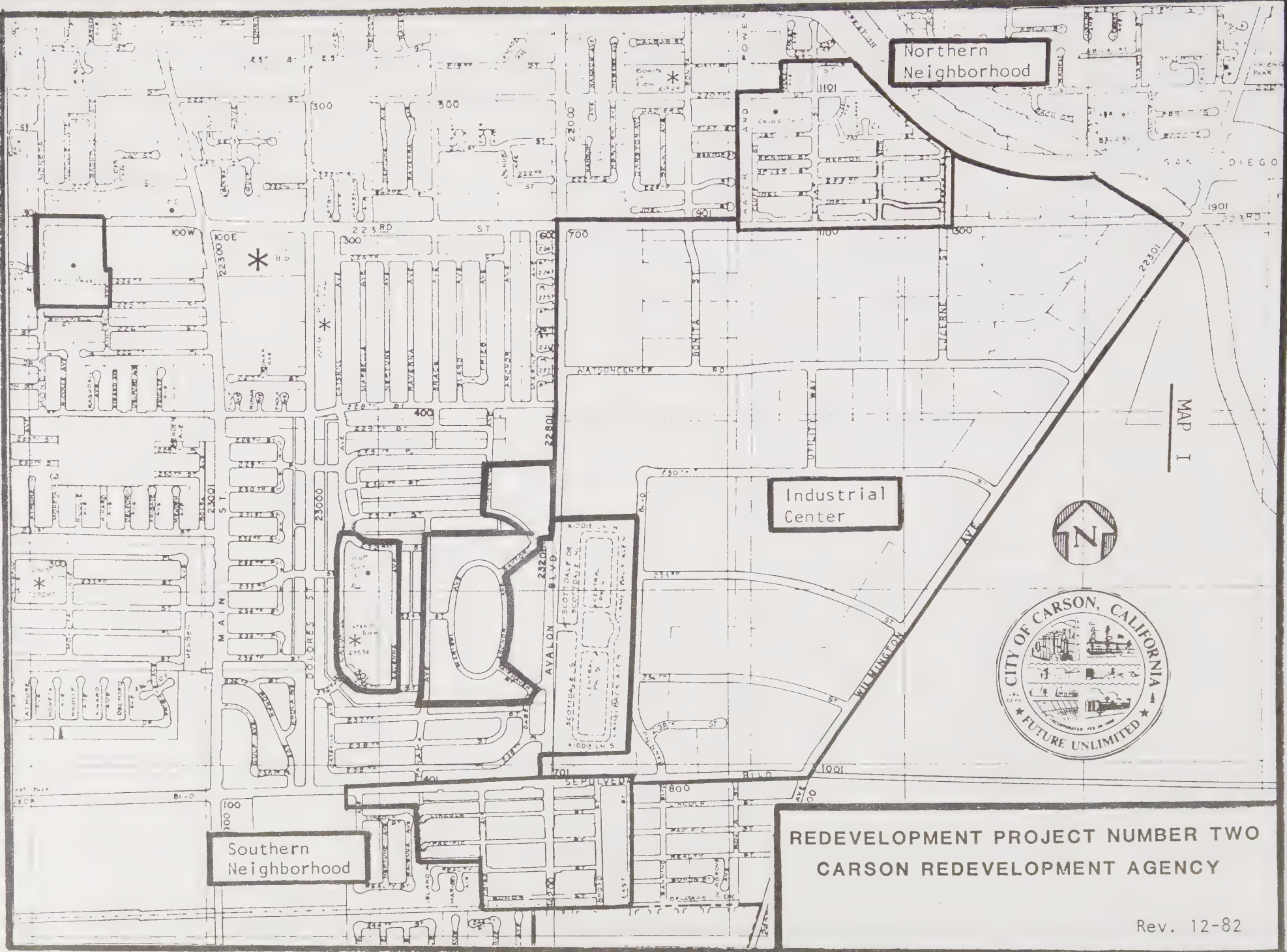
The City may expend all funds necessary and appropriate in connection with the redevelopment of the territory to be added to the Project Area by this Amendment.

XXX. UNDERTAKING AND COMPLETION OF ANY PROCEEDINGS NECESSARY
TO COMPLETE THE REDEVELOPMENT PROJECT BY THE CITY

The City may undertake and complete any proceedings necessary or appropriate in connection with the redevelopment of territory to be added to the Project Area by this Amendment.

PART II - SPECIFIC PLAN MAPS
REDEVELOPMENT PROJECT NO. 2

UNOFFICIAL



Northern
Neighborhood

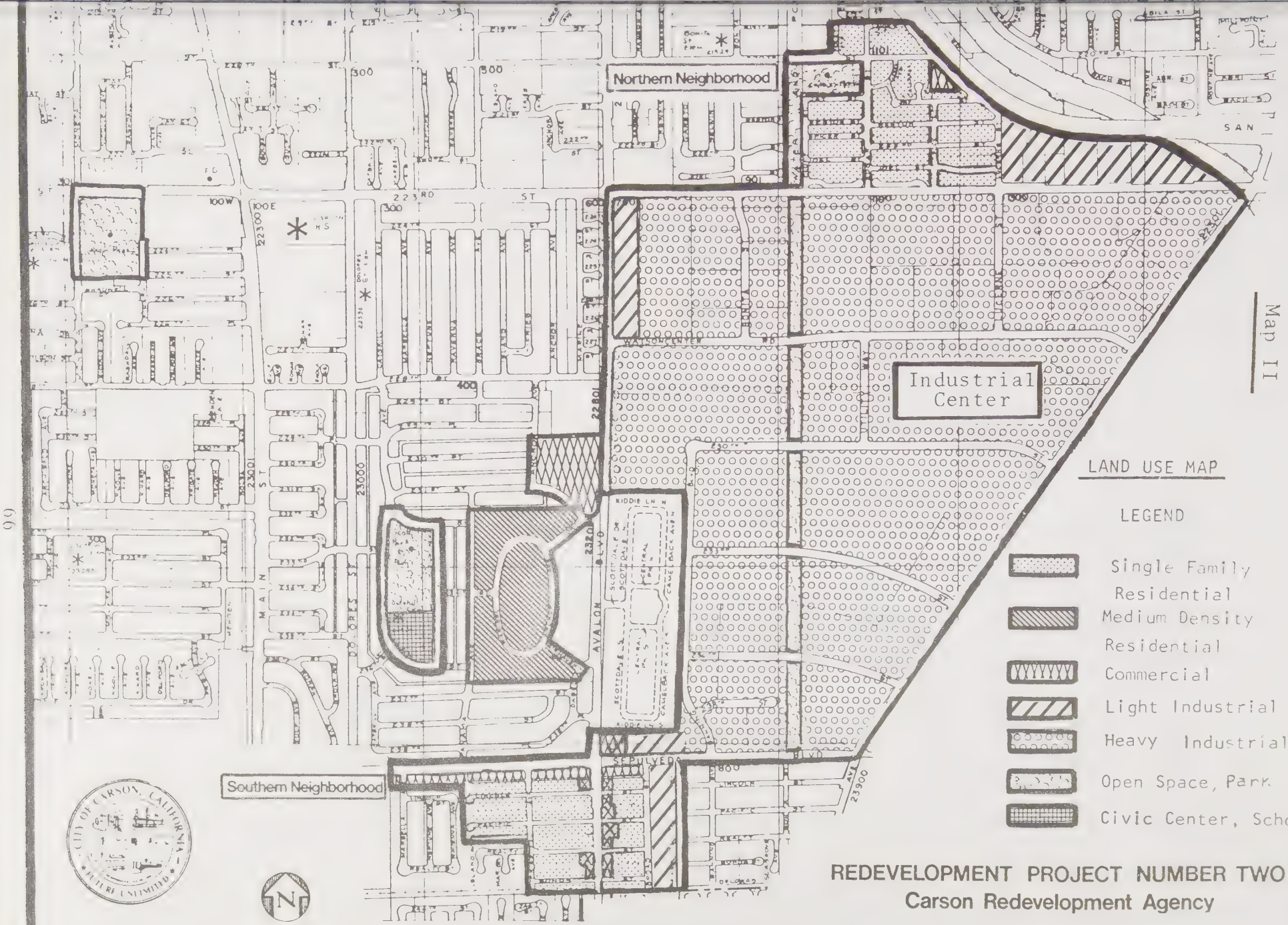
Industrial
Center

Southern
Neighborhood

MAP
I



REDEVELOPMENT PROJECT NUMBER TWO
CARSON REDEVELOPMENT AGENCY



LAND USE MAP

LEGEND

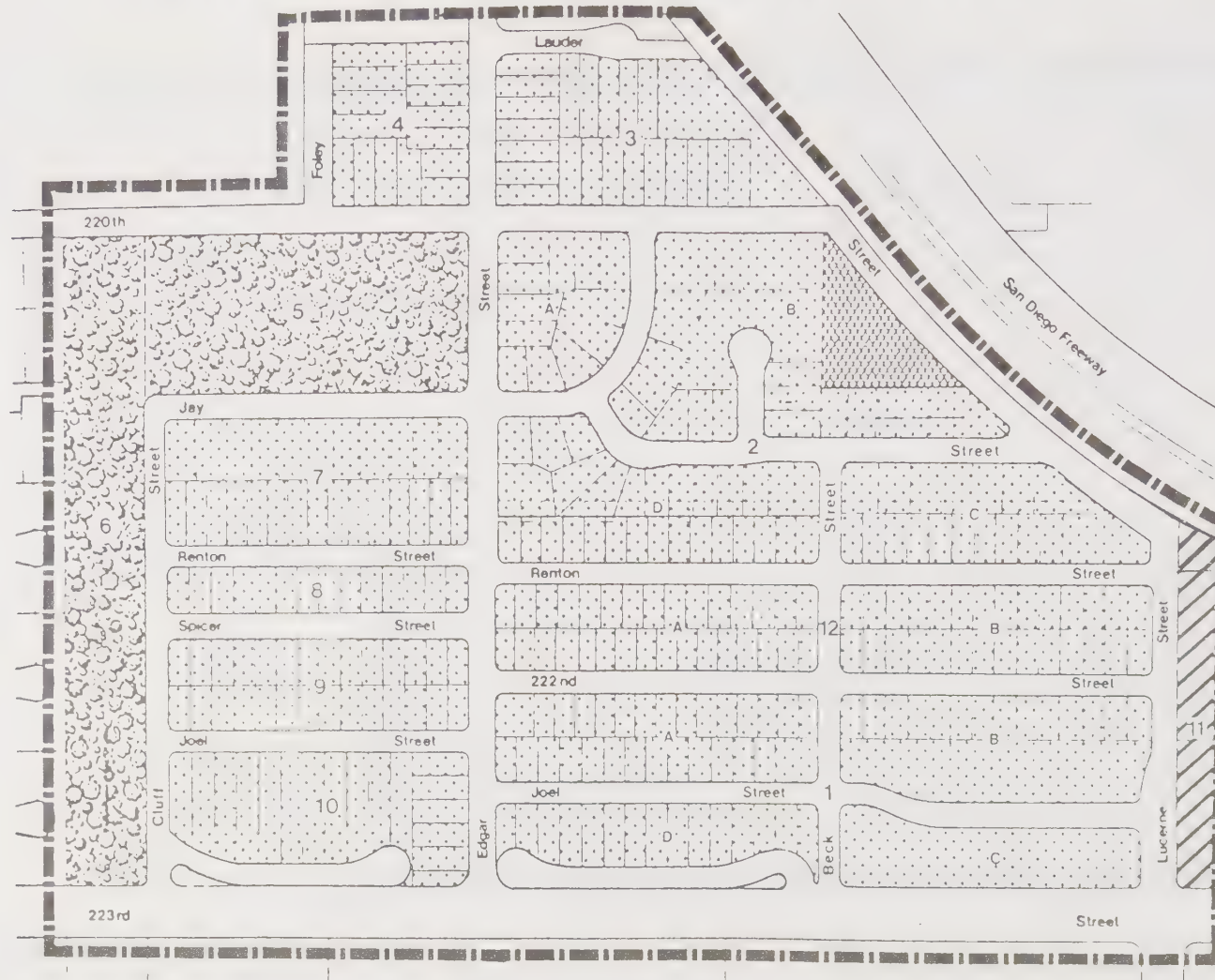
- Single Family Residential
- Medium Density Residential
- Commercial
- Light Industrial
- Heavy Industrial
- Open Space, Park
- Civic Center, School

REDEVELOPMENT PROJECT NUMBER TWO
Carson Redevelopment Agency



Carson Redevelopment Agency

PROJECT NUMBER TWO



67



Legend

-  Single Family Residential
-  Commercial
-  Light Industrial
-  Park-Open Space

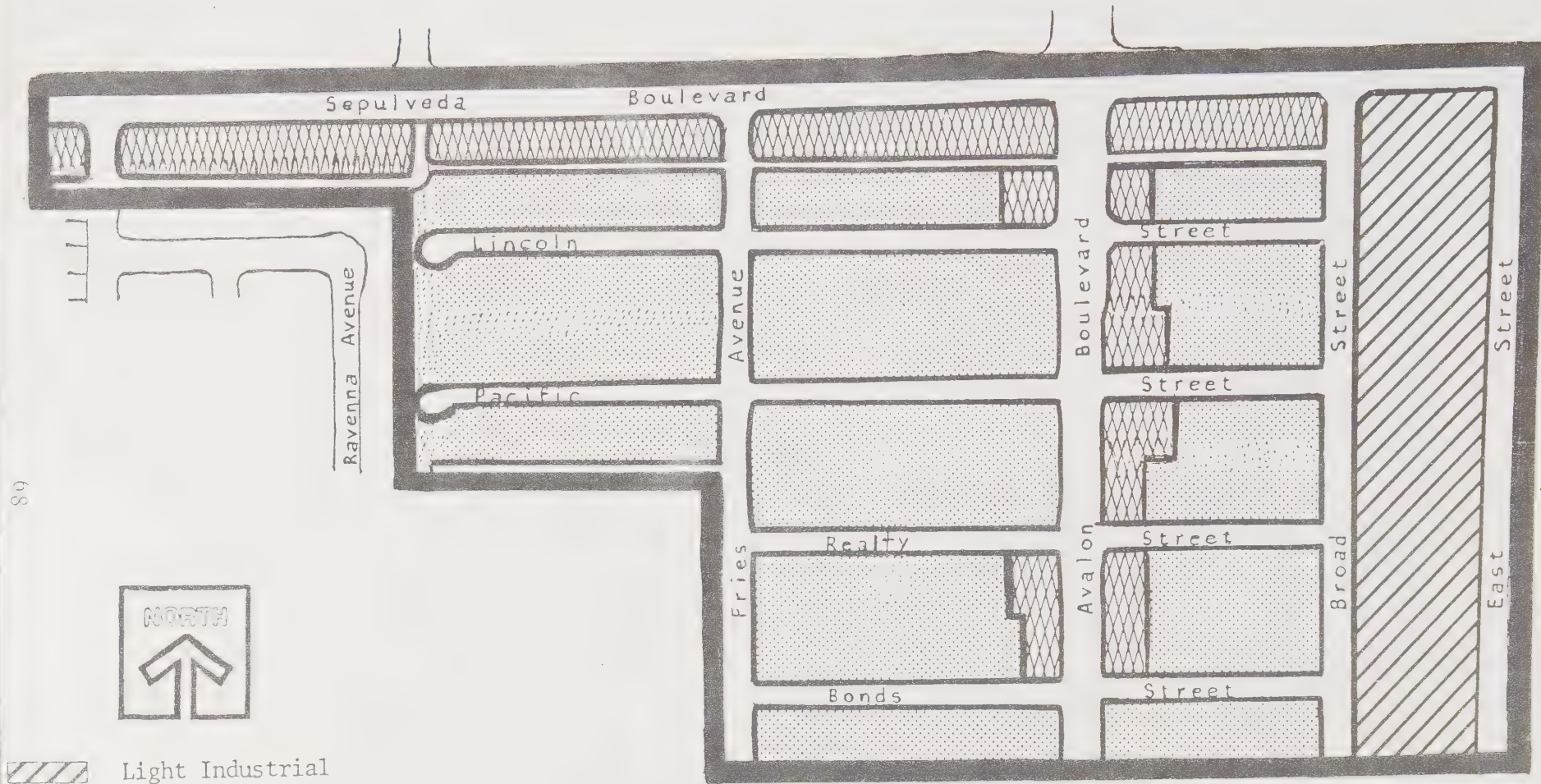
Northern Neighborhood Land Use Plan

Map III

Carson Redevelopment Agency

PROJECT NUMBER TWO

Map IV



Southern Neighborhood Land Use Plan



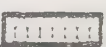

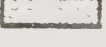
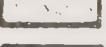

Rev. 5-82-e

Unofficial Map -
Staff Composite only

Map V

LAND USE MAP

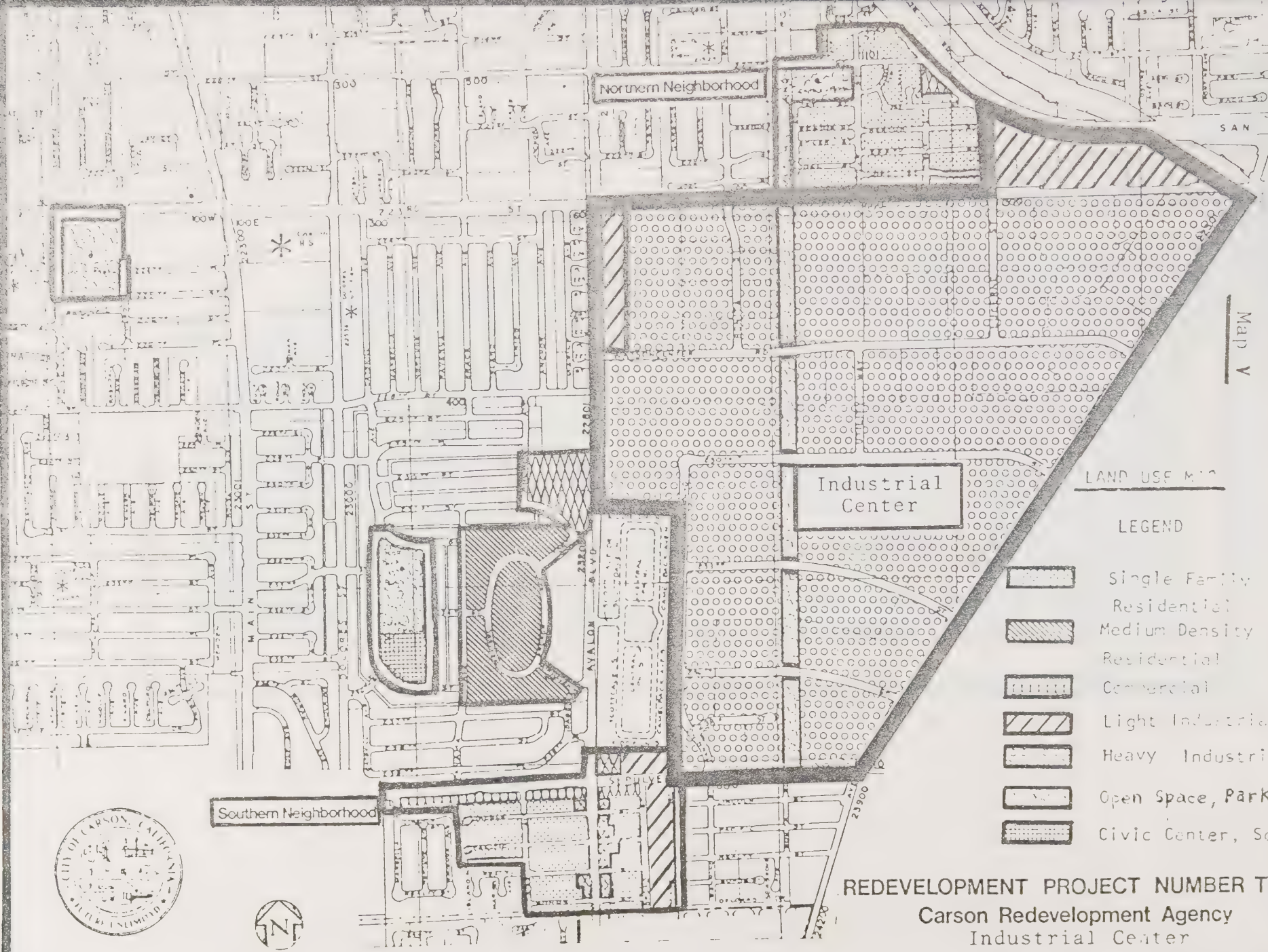
LEGEND

-  Single Family Residential
-  Medium Density Residential
-  Commercial
-  Light Industrial
-  Heavy Industrial
-  Open Space, Park
-  Civic Center, School

REDEVELOPMENT PROJECT NUMBER TWO

Carson Redevelopment Agency
Industrial Center

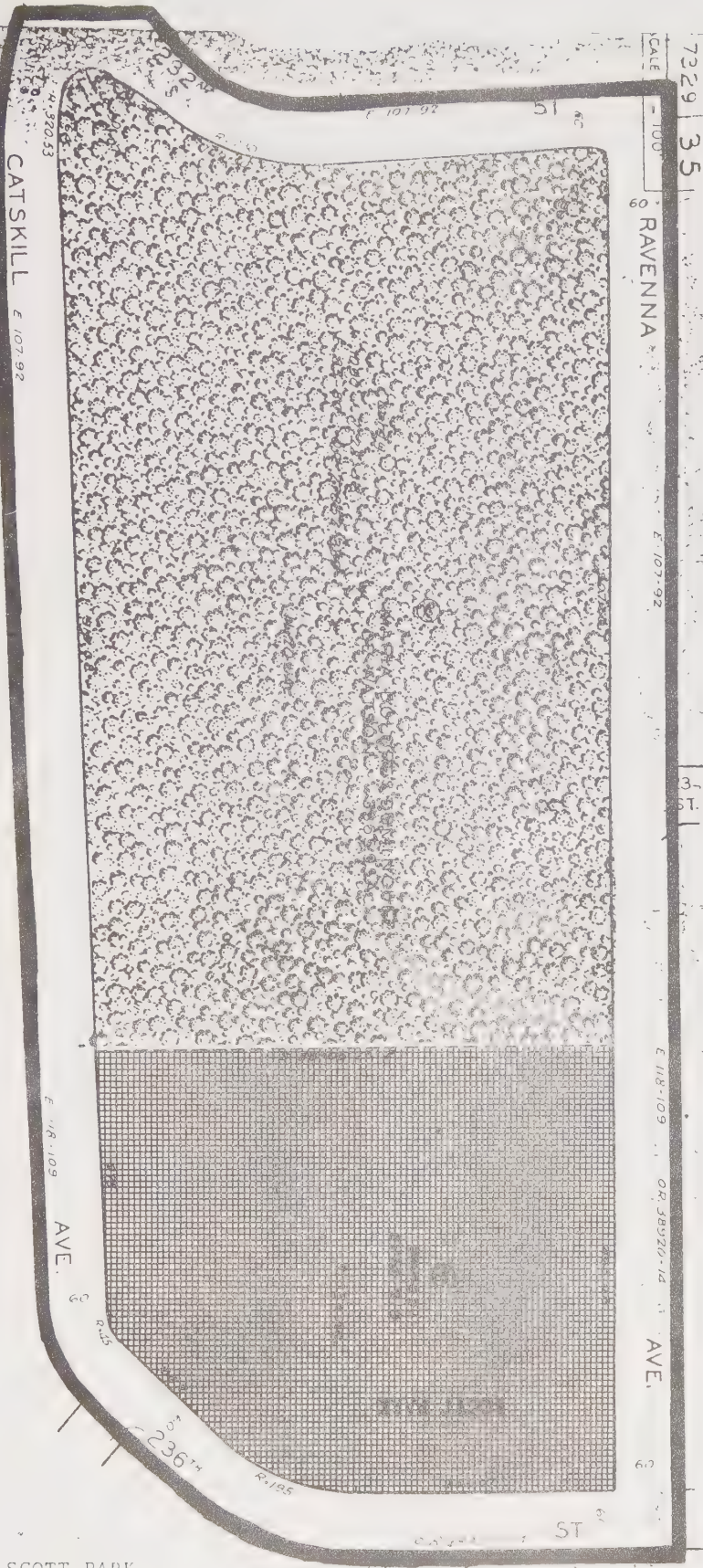
Rev. 3-82



Map VI

LEGEND

-  Civic Center & School
-  Open Space



PART OF THE RANCHO SAN PEDRO
WHICH WAS ALLOTTED TO MANUEL DOMINGUEZ

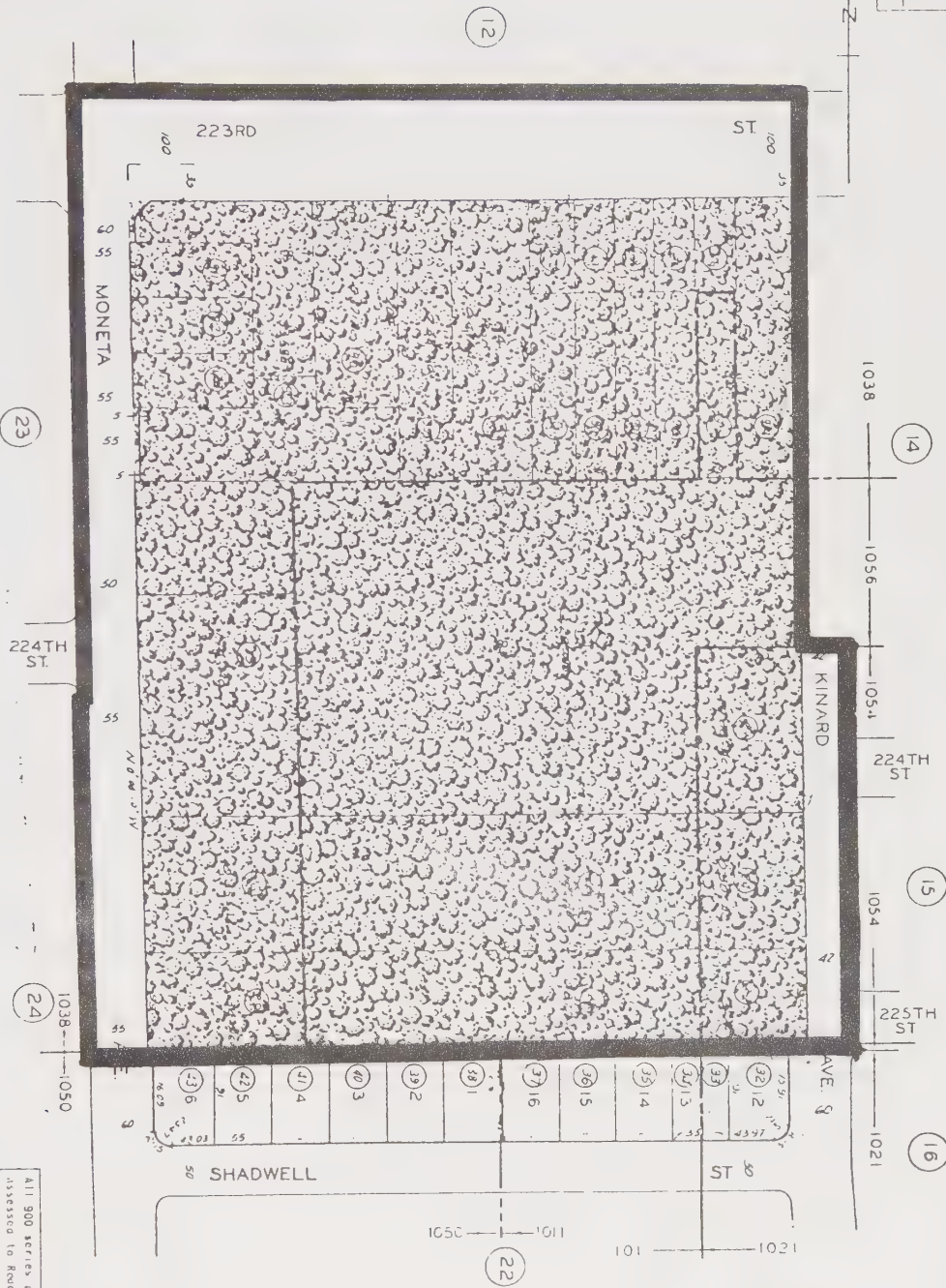
S.C.C. 3284
C.F. 145

SCOTT PARK
(Unofficial Map)

CODE
1576

Map VII

7341 13
SCALE 1" = 100'



LEGEND



Open Space

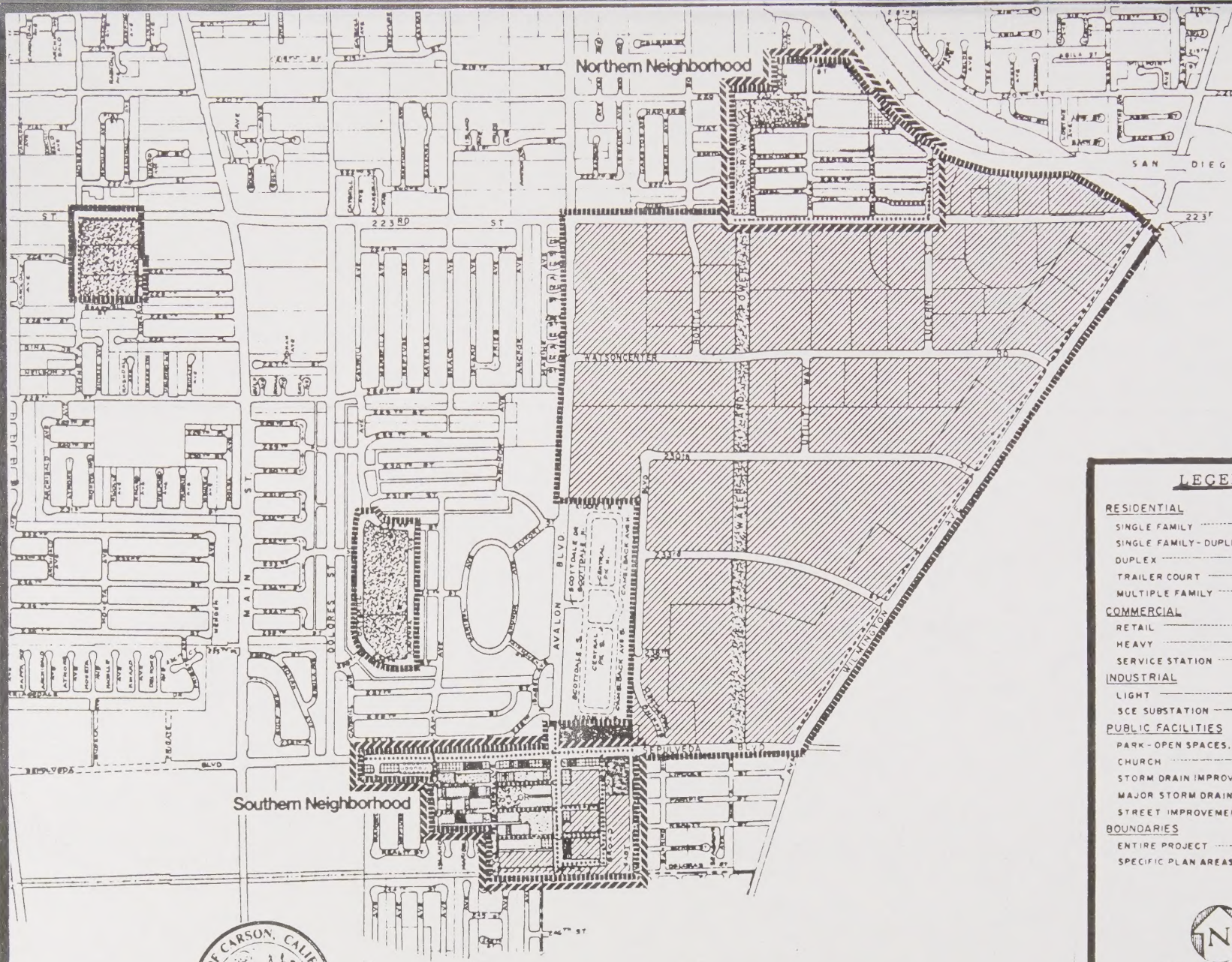
MOINE TANK FARM
(Unofficial Map)

All 900 series parcels on this page are
assessed to Recreation Agency of the
City of Carson, unless otherwise noted.

CODE
1011
1021
1031
1038
1039
1056
FOR PREY ASSMT SEE:
7343-28

TRACT NO 3612 M.B. 40-5-6
TRACT NO. 29925 M.B. 734-69-79
TRACT NO. 31438 M.B. 831-24-25

ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



Map VIII

LEGEND

- RESIDENTIAL**
 - SINGLE FAMILY
 - SINGLE FAMILY-DUPLEX
 - DUPLEX
 - TRAILER COURT
 - MULTIPLE FAMILY
- COMMERCIAL**
 - RETAIL
 - HEAVY
 - SERVICE STATION
- INDUSTRIAL**
 - LIGHT
 - SCE SUBSTATION
- PUBLIC FACILITIES**
 - PARK-OPEN SPACES, SCHOOLS
 - CHURCH
 - STORM DRAIN IMPROVEMENT
 - MAJOR STORM DRAIN
 - STREET IMPROVEMENT
- BOUNDARIES**
 - ENTIRE PROJECT
 - SPECIFIC PLAN AREAS



1" = 600'

AVON PLANNING DIVISION

REV. 5



REDEVELOPMENT PROJECT NUMBER TWO
Carson Redevelopment Agency

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UNIVERSITY OF CALIFORNIA

